



CITY COUNCIL
Regular Meeting

City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar
Monday, June 22, 2026, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org. La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico translation@revere.org.

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 8, 2026
3. **26-128** Motion presented by Councillor Haas, Councillor Silvestri: That the City Council award a Certificate of Commendation to Bill Reedy in recognition of his 90th birthday.

Public Hearings

4. **26-129** Hearing called as ordered on the application of 596 Raymond, LLC, 546 Fifth Ave., 6th Floor, New York, NY 10036 requesting a Chapter 148 License from the Revere City Council to enable the applicant to park 5 motor vehicles underneath the multi-unit residential structure at 13 Nahant Avenue, Revere, MA 02151.
5. **26-130** Hearing called as ordered on the application of 128 Towing & Recovery, LLC, 885 North Shore Road, Revere, MA 02151 requesting a special permit to enable the appellant to conduct a towing and roadside assistance operations business at 885 North Shore Road, Revere, MA 02151 (TED District).

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Committee of the Whole Report

6. **26-108** Communication from the Mayor relative to the presentation of the Fiscal Year 2027 operating budget.

Communications

7. **26-131** Communication from the Chief of Planning & Community Development requesting a public hearing on zoning amendments to the Revere Revised Ordinances relative to body art and food trucks.
8. **26-132** Communication from the Chief of Planning & Community Development requesting approval of a host community agreement and PILOT agreement with Flatiron for relative to the operation of a proposed battery energy storage facility at 0 Muzzey Street.

Motions

9. **26-133** 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.
10. **26-134** Motion presented by Councillor McKenna: That the Mayor request the MWRA to appear before the City Council to discuss the 6% increase in its assessment to the City of Revere.
11. **26-135** Motion presented by Councillor Mercurio: That the City Council award a Certificate of Commendation to Danni Hope Randall, Revere High School Class of 2026, in recognition of her outstanding academic achievements, exemplary leadership, dedication to community service, and remarkable accomplishments as a student-athlete.
12. **26-136** Motion presented by Councillor Cogliandro, Councillor Zambuto: That the City Council amend Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965 to include employees of the City of Revere. (see attached)
13. **26-137** Motion presented by Councillor Cogliandro: That the Mayor request the City Solicitor to provide a legal opinion regarding the interaction between Section 2.03.050(E) of the Revere Revised Ordinances and Chapter 402 of the Acts of 1965. Facts: Section 2.03.050(E) of the Revere Revised Ordinances provides an exception to the City's open meeting requirements for sub-committees of the School Committee that meet before 5:00 p.m. Chapter 402 of the Acts of 1965 provides that employees of the City of Revere shall be afforded a reasonable opportunity to be heard at any meeting of a public body concerning a matter being considered by the public body in which they have an interest. Question: If a sub-committee of the School Committee convenes pursuant to the exception set forth in Section 2.03.050(E) at a time when interested City employees are unable to attend due to their work schedules, would such a meeting violate Chapter 402 of the Acts of 1965 on the grounds that the affected employees were not afforded a reasonable opportunity to be heard?
14. **26-138** Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to increase patrols over night in the area of Graves Road and Pitcairn Street. The area is experiencing theft on their properties.

Adjournment



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, June 8, 2026

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Anthony T. Zambuto 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	Absent	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Jim Mercurio	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Council President	Present	

2 Approval of the Journal of the Regular Meeting of June 1, 2026

RESULT: ACCEPTED

3 26-122 Brian Dakin, Leftfield will provide the City Council with a brief update on the progress of the high school construction.

Brian Dakin, Project Manager, Leftfield provided a comprehensive update on the new high school project, reporting that construction remains on schedule and is currently under budget. The bidding process has been completed, resulting in construction costs approximately \$14.8 million below earlier estimates. Those savings have been transferred into the project's construction contingency fund, increasing the contingency from \$18.5 million to \$33.2 million. The project's final guaranteed maximum price has been submitted to the Massachusetts School Building Authority (MSBA) for review, and the City expects a future update on final reimbursement amounts and the ultimate net cost to Revere. Based on current projections, the project is expected to be completed under budget.

Construction is approximately 15% complete. Major site work is ongoing, including grading, utility installation, ground stabilization, and geothermal well drilling. Foundation work is underway, with multiple concrete pours occurring each week. Structural steel is scheduled to

arrive in July, with steel erection continuing through the end of the year. By winter, foundation work is expected to be complete, allowing the project to transition into enclosure of the building, installation of mechanical systems, and interior construction throughout 2027 and into 2028. Site improvements, landscaping, and athletic fields will follow, with occupancy still scheduled for late 2028.

Councillors raised questions regarding access, budget savings, environmental issues, and future project costs. It was confirmed that Dunn Road will not provide public vehicular access to the school. The roadway will be restricted by a secured gate for emergency personnel only, while pedestrian and bicycle access will remain available. This clarification was provided in response to concerns from nearby residents.

Discussion also addressed the osprey nesting area located near the project site. Mr. Dakin explained that a replacement nesting structure had been installed and that long-term plans include a permanent nesting location as part of the completed site. Councillors acknowledged the cooperation of National Grid and environmental stakeholders in addressing concerns about the nest and ensuring continued habitat for the birds.

Questions regarding the budget savings focused on how the \$14.8 million reduction was achieved. Mr. Dakin explained that the savings resulted from favorable market bidding conditions rather than reductions in project scope or value engineering. Based on current estimates, approximately half of the savings will reduce the City's share of project costs, although final reimbursement calculations from the MSBA could further improve Revere's position.

Councillors also asked about future opportunities for cost reductions and potential design changes. The project manager indicated that the building design and layout are finalized and that significant changes are no longer feasible. However, attention will be required in future years regarding furniture, equipment, and technology budgets, which may need adjustment due to inflation and changing market conditions. The possibility of additional MSBA reimbursement improvements remains under review.

Overall, the update highlighted strong project performance, with construction progressing according to schedule, significant bid savings achieved, no reduction in project scope, and continued confidence that the new high school will be completed on time and below the approved budget.

RESULT: PLACED ON FILE

Public Comment Pursuant to Chapter 402 of the Acts of 1965

There were no eligible participants for public comment pursuant to the City Council Rules of Order.

Jane Chapin of 15 Guild Street, Boston, MA is not a Revere resident or business owner. Permission to speak not granted.

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Philip Hancock, 53 Winthrop Parkway, Revere, MA was not granted permission to speak as he did not indicate an agenda item he would be speaking on.

Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday evening, June 8, 2026 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Cogliandro, Mercurio, Silvestri, and Chairwoman McKenna. Councillor Haas was absent.

26-072 Appointment of Juan Jaramillo to the Affordable Housing Trust Fund Board.

The committee did not receive a response from Mr. Jaramillo whether or not he was able to attend and did not appear before the committee for the second time. Councillor Mercurio recommended that the appointment be placed on file at this time.

Recommendation to place on file was unanimously accepted by the committee.

26-073 Reappointment of Daniel Occena to the License Commission.

Attorney Daniel Occena, 1 Orr Square, Revere, MA addressed the committee and explained his involvement with the City of Revere and his experiences on the License Commission since first appointed in 2020.

Addressing the committee in support of Attorney Occena's reappointment were Councillors Guarino-Sawaya and Novoselsky.

The committee unanimously recommended that Attorney Occena's reappointment be confirmed.

26-118 Motion presented by Councillor Guarino-Sawaya: Pursuant to Rule 46 of the City Council Rules of Order, that the City Council approve the installation of a portrait for Catherine Penn (d. 2026) in honor of her being the first woman elected to serve as President of the City Council (1983) and the first woman elected to represent Ward 2 (1980).

Addressing the committee in support of the motion were Councillors Guarino-Sawaya and Novoselsky. Marci Mucci, former Councillor Penn's daughter, addressed the committee and thanked the Council for recognizing her mother.

The committee unanimously recommended that the motion be approved.

- 4 **26-072** Communication from the Mayor relative to the appointment of Juan Jaramillo to the Affordable Housing Trust Fund Board.

RESULT:	PLACED ON FILE
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- 5 26-073 Communication from the Mayor relative to the reappointment of Daniel Occena to the License Commission.

"SHALL THE CITY COUNCIL CONFIRM THE RE-APPOINTMENT OF ATTORNEY DANIEL OCCENA TO THE LICENSE COMMISSION?"

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

- 6 26-118 Motion presented by Councillor Guarino-Sawaya, Councillor Novoselsky: Pursuant to Rule 46 of the City Council Rules of Order, that the City Council approve the installation of a portrait for Catherine Penn (d. 2026) in honor of her being the first woman elected to serve as President of the City Council (1983) and the first woman elected to represent Ward 2 (1980).

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

Ways & Means Sub-Committee Report

The Ways & Means Sub-Committee met on Monday evening, June 8, 2026 at 5:15PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Argenzio, McKenna, Mercurio, Novoselsky, and Chairman Cogliandro.

- 26-102** An Ordinance Further Amending the Revolving Funds Table for FY2027 of the Revere Revised Ordinances.

The committee members did not have any questions or concerns with the proposed FY2027 revolving funds table and unanimously recommended adoption of the ordinance.

- 7 26-102 An Ordinance Further Amending the Revolving Funds Table for FY2027 of the Revere Revised Ordinances.

An Ordinance Amending the Departmental Revolving Funds Table

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

Section 1. Appendix D - Department Revolving Funds of the Revised Ordinances of the City of

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June 8, 2026

Revere is hereby amended by deleting the existing table and inserting in place thereof the following new table:

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	Fiscal Years
Dog Fund	1801	161 - City Clerk	City Clerk	License Fees (first \$5)	Costs of supplies, licenses and related dog expenses (police and ACO included)		FY2027 and Subsequent Years
Recreation Revolving	1803	650 - Recreation	Mayor and Recreation Director	Program Fees	Recreation Program and Administration & Expenses		FY2027 and Subsequent Years
Zoning Board of Appeals	1813	121 - Mayor	Mayor and ZBA	Application Fees	Stipends & Program Expenses		FY2027 and Subsequent Years
Library Revolving Acct	1816	610 - Library	Mayor and Library Director	Library Fines & Fees	Library Expenses	No full time employees (only part time/seasonal)	FY2027 and Subsequent Years
Holiday Celebration	1825	121 - Mayor	Mayor	Donations, Council Orders	Holiday Celebration Expenses		FY2027 and Subsequent Years
Parks/Special Events	1826	121 - Mayor	Mayor	Donations, Council Orders,	Parks/Special Event Expenses		FY2027 and Subsequent Years
Revere Beautification Committee	1828	121 - Mayor	Mayor	Donations, Council Orders	Beautification Expenses	No full time employees (only part time/seasonal)	FY2027 and Subsequent Years
Health and Wellness Center	1830	651 - Health and Wellness	Mayor and Recreation Director	Gym related revenue such as Memberships, Subleases, Day Passes, Vending Machines, etc.	All gym related expenses including but not limited to Rent, Payroll, Equipment, Contracted Services, etc.		FY2027 and Subsequent Years
Fire Prevention	1831	220 - Fire	Mayor and Fire Chief	Inspection and Plan Review Fees	Fire Prevention Related Expenses		FY2027 and Subsequent Years
Firearms Permits	1832	210 - Police	Mayor and Police Chief				FY2027 and Subsequent Years
Senior	1835	541 - Elder	Mayor and	Activities	Program &	No full time	FY2027

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Citizens Activities		Affairs	Elder Affairs Director	Program Fees and Donations	Activity Costs	employees (only part time/seasonal)	and Subsequent Years
DPW - Winter Work	1838	420 - DPW	Mayor and DPW Superintendent	\$500 winter road work SOP permits as per City ordinance	Repairs to utility systems due to winter work		FY2027 and Subsequent Years
Mayor's Discretionary Fund	1842	121 - Mayor	Mayor	Council Orders, Insurance proceeds under \$150k	Professional Development, Economic Development, and Training expenses; Related insurance expenses.		FY2027 and Subsequent Years
Recreation - Garfield Pool	1844	650 - Recreation	Mayor and Recreation Director	Fees collected for use of pool	Program and activity costs		FY2027 and Subsequent Years
Towing Fees	1851	210 - Police	Mayor and Police Chief	Towing Fees @ \$30 per vehicle	Replacement of Police Equipment		FY2027 and Subsequent Years
Police Athletic League (PAL)	1854	210 - Police	Mayor and Police Chief	League Fees, Donations, Council Orders	PAL program expenses, rental costs		FY2027 and Subsequent Years
Water/Sewer Deduct Meters	1855	60 - Water	Mayor and Water Superintendent	Charges for deduct meters	Costs of purchasing deduct meters and other related expenses		FY2027 and Subsequent Years
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		FY2027 and Subsequent Years
Health/Flu Vaccine	1861	522 - Public Health Initiatives	Mayor and Public Health Initiative Director	Reimbursements from Vaccines	Public Health and Vaccine related expenses		FY2027 and Subsequent Years
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.		FY2027 and Subsequent Years
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		FY2027 and Subsequent Years
Community Gardens	1869	522 - Public Health Initiatives	Mayor and Public Health Initiative Director	Community Garden Plot Fees - \$25 Annually	Community Garden expenses - loam, garden bags, garden supplies, sheds, etc.	Must be related to Community Garden work. Can't be spent for individual requests. Must be used for	FY2027 and Subsequent Years

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						expenses that benefit an entire garden.	
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		FY2027 and Subsequent Years
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		FY2027 and Subsequent Years
Farmers Market	1878	524 -Healthy Communities	Mayor and Public Health Initiative Director	Fees, Donations, Council Orders	Related Costs of Farmer's Market Program	No full time employees (only part time/seasonal)	FY2027 and Subsequent Years
Veterans Fund	1885	543 - Veterans	Mayor and Veterans Director	Donations, Council Orders,	Related Veteran's costs as approved by the Veteran's Agent		FY2027 and Subsequent Years
Engagement, Inclusion and Cultural Events	1898	125 - Human Resources	Mayor and Human Resources Director	Vendor fees, sponsorships, and related proceeds	Engagement, Inclusion and Cultural events and expenses	No full time employees (only part time/seasonal)	FY2027 and Subsequent Years
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.	FY2027 and Subsequent Years

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June 1, 2026 Ordered to a first reading.
 June 8, 2026 Ordered to a second reading.
 June 8, 2026 Ordered to a third and final reading.
 June 8, 2026 Ordered Engrossed & Ordained on a Roll Call.

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

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, June 8, 2026 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Argenzio, Cogliandro, Guarino-Sawaya, Kelley, and Chairman Silvestri.

26-081 An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Relative to Outdoor Lighting.

The Zoning Sub-Committee reviewed a proposed amendment to the Revere Revised Ordinances regarding outdoor lighting. The sponsors explained that the ordinance was intended to address complaints from residents about excessive outdoor lighting, particularly in densely populated neighborhoods where floodlights and other bright fixtures can shine directly into neighboring homes. They also proposed removing the section regulating holiday lighting, following recommendations from the City Solicitor's Office.

Several committee members expressed concerns about the ordinance as drafted. Questions were raised regarding the subjective nature of certain provisions, particularly language defining glare based on “visual discomfort” or “intense discomfort,” which could be interpreted differently by different individuals. Concerns were also expressed about enforcement, including who would determine violations and how objective measurements would be applied. Councillors noted that while some sections establish measurable lighting standards, other portions rely on subjective judgments that could lead to inconsistent enforcement.

Additional discussion focused on the proposed penalty structure, with multiple councillors stating that a \$300-per-day fine was excessive. Suggestions were made to lower penalties and provide warnings or opportunities for compliance before fines are imposed. Councillors also questioned a provision requiring lighting to be brought into compliance when a property undergoes modifications, expressing concern that homeowners could face significant expenses for unrelated projects. Comparisons were made to prior regulatory requirements that imposed costly upgrades when permits were obtained for unrelated work.

Supporters of the ordinance emphasized that excessive outdoor lighting is a legitimate quality-of-life issue that generates frequent complaints from residents. Examples were provided of floodlights shining into bedroom windows throughout the night and lighting installations creating disturbances for neighboring properties. While councillors generally agreed that nuisance lighting can be problematic, many felt the ordinance required further refinement to balance neighborhood concerns with property owners' safety and security needs.

The Planning Board's lack of support for the proposal was also discussed, with councillors noting that additional feedback from the board would be helpful in revising the ordinance. By the conclusion of the discussion, there was broad agreement that the proposal should be reworked to narrow its scope, establish clearer standards, reduce penalties, and address concerns regarding enforcement and property owner obligations before moving forward.

The proposed ordinance will remain in committee for further discussion.

26-100 Zoraida Uran, Trustee of Zoraida Uran Family Trust, 53 Taft Street, Revere, MA 02151 requesting a special permit to enable the appellant to alter and expand a pre-existing, non-conforming single-story, single-family dwelling to a three-story, two-family dwelling at 53 Taft Street, Revere, MA 02151.

The Zoning Subcommittee reviewed a special permit application for 53 Taft Street seeking approval to alter and expand an existing nonconforming single-story single-family home into a three-story, two-family residence. The applicant, represented by counsel, explained that the property owner is a long-time Revere resident who intends to continue living in the home and is not pursuing the project as a development venture. The proposed second unit is intended to provide housing for the owner's son and his family upon his return from active duty in the United States Air Force.

The applicant's attorney noted that the existing structure is outdated and smaller than surrounding homes, while the neighborhood is predominantly composed of two- and three-story multi-family residences. The proposed addition would bring the home's size and appearance more in line with nearby properties while remaining slightly below the average square footage of homes on the block. The project would add second and third stories to create the additional residential unit.

Stormwater management concerns raised during the review process were addressed through plans to install up to two 500-gallon dry wells if required through site plan review. The applicant indicated a willingness to comply with any stormwater mitigation measures recommended by the City and stated that the proposed improvements would provide better stormwater management than the existing structure. The property's large lot size was also cited as beneficial in accommodating these improvements.

The applicant emphasized that the project is expected to have minimal impacts on traffic and parking. Three off-street parking spaces are proposed, which were described as sufficient for the owner's family. The property's proximity to public transportation, including the MBTA 116 bus route, was also noted.

Councilors expressed strong support for the proposal. The ward councilor stated that he had worked with the family on the project for more than a year and described it as a well-designed improvement that would fit appropriately within the neighborhood. He also noted that concerns regarding drainage had been addressed and that the family has no plans to leave the property.

Supporters highlighted the substantial community backing for the project, including more than 20 letters of support from neighborhood residents. It was specifically noted that support came from the closest abutters on all sides of the property, including neighbors directly in front, behind, and adjacent to the home.

Members of the subcommittee praised the proposal as a family-oriented housing project that would allow a returning military family to remain in the community while improving an existing property. The subcommittee ultimately voted unanimously to recommend approval of the special permit, subject to any conditions imposed through the site plan review process.

26-106

Motion presented by Councillor Guarino-Sawaya: That the Mayor request Planning & Community Development, Inspectional Services Department (ISD), Engineering Department, Conservation Commission, Fire Department, and City Solicitor review and evaluate the implementation of the Accessory Dwelling Unit (ADU) ordinance in light of the significant increase in ADU applications throughout the city and provide recommendations for strengthening local structural, dimensional, and site design standards where permissible under state law. Said review shall specifically examine:

- building size, height, setbacks, lot coverage, and overall scale of ADUs in relation to surrounding residential properties;
- detached ADU placement, building massing, and preservation of usable open space on residential lots;
- drainage, stormwater runoff, floodplain impacts, and resiliency concerns in coastal and low-lying areas;
- driveway expansions, curb cuts, and excessive paved surface coverage;
- utility and infrastructure capacity, including sewer, water, and emergency vehicle access;
- whether additional design review or site plan review standards should apply to oversized lots, corner lots, and environmentally sensitive areas;
- measures to prevent overcrowding and overdevelopment of residential lots; and
- enforcement procedures and penalties for violations of zoning, building, and occupancy regulations.

Further, that Planning & Community Development provide the City Council with recommendations for any ordinance amendments, design guidelines, or administrative procedures necessary to ensure ADUs are developed in a manner that protects neighborhood character, public infrastructure, and quality of life while remaining compliant with state law.

Councilor Kelley proposed amending the motion to apply its requirements to larger apartment developments exceeding 20 units to ensure consistent standards across projects. Councillor Guarino-Sawaya, the sponsoring Councillor responded that such developments are already generally required to upgrade infrastructure, including drainage and utilities, making the amendment largely unnecessary.

The sub-committee proceeded to vote on the motion as presented. The motion received a favorable recommendation by a 4-1 vote, with Councilor Kelley voting in opposition, and was forwarded to the full City Council for consideration.

- 8 26-081 An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Relative to Outdoor Lighting. (attached)

RESULT:	REFERRED TO ZONING
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- 9 26-100 Zoraida Uran, Trustee of Zoraida Uran Family Trust, 53 Taft Street, Revere, MA 02151 requesting a special permit to enable the appellant to alter and expand a pre-existing, non-conforming single-story, single-family dwelling to a three-story, two-family dwelling at 53 Taft Street, Revere, MA 02151.

"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 53 TAFT STREET SUBJECT TO ANY CONDITIONS REQUIRED BY SITE PLAN REVIEW?"

RESULT:	ORDERED - ROLL CALL [9 TO 0]
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Kelley, McKenna, Mercurio, Silvestri, Zambuto
ABSTAIN:	Novoselsky
ABSENT:	Haas

- 10 26-106 Motion presented by Councillor Guarino-Sawaya: That the Mayor request Planning & Community Development, Inspectional Services Department (ISD), Engineering Department, Conservation Commission, Fire Department, and City Solicitor review and evaluate the implementation of the Accessory Dwelling Unit (ADU) ordinance in light of the significant increase in ADU applications throughout the city and provide recommendations for strengthening local structural, dimensional, and site design standards where permissible under state law. Said review shall specifically examine:
 - building size, height, setbacks, lot coverage, and overall scale of ADUs in relation to surrounding residential properties;
 - detached ADU placement, building massing, and preservation of usable open space on residential lots;
 - drainage, stormwater runoff, floodplain impacts, and resiliency concerns in coastal and low-lying areas;
 - driveway expansions, curb cuts, and excessive paved surface coverage;
 - utility and infrastructure capacity, including sewer, water, and emergency vehicle access;
 - whether additional design review or site plan review standards should apply to oversized lots, corner lots, and environmentally sensitive areas;
 - measures to prevent overcrowding and overdevelopment of residential lots; and
 - enforcement procedures and penalties for violations of zoning, building, and occupancy regulations. Further, that Planning & Community Development provide the City Council with recommendations for any ordinance amendments, design guidelines, or administrative procedures necessary to ensure ADUs are developed in a

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manner that protects neighborhood character, public infrastructure, and quality of life while remaining compliant with state law.

RESULT: ORDERED - VOICE VOTE

Communications

11 26-123 Communication from the City Auditor requesting an appropriation in the amount of \$50,000 from the stormwater improvement trust fund for design services for North Revere stormwater improvements.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$50,000 FROM THE DRAINAGE & STORMWATER TRUST TO THE DRAINAGE IMPROVEMENTS DESIGN ACCOUNT?”

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

12 26-124 Communication from the City Auditor requesting an appropriation from the solid waste enterprise retained earnings account in the amount of \$190,000 for the purchase of a street sweeper.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER FROM THE SOLID WASTE RETAINED EARNINGS ACCOUNT TO THE NEW EQUIPMENT ACCOUNT IN THE AMOUNT OF \$190,000 FOR THE PURCHASE OF A STREET SWEEPER?”

RESULT: ORDERED - ROLL CALL [9 TO 0]
AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Kelley, McKenna, Novoselsky, Silvestri, Zambuto
ABSTAIN: Mercurio
ABSENT: Haas

13 26-125 Communication from the City Auditor requesting approval the Fiscal Year 2027 water rates as follows: residential, \$5.25 per HCF, commercial, \$8.70 per HCF.

The City Auditor presented the proposed Fiscal Year 2027 water rates, recommending a 4% increase to maintain the financial stability of the City’s Water & Sewer Enterprise Fund. The proposed rates would increase residential water charges to \$5.25 per 100 cubic feet and commercial rates to \$8.70 per 100 cubic feet. The Auditor explained that the increase is primarily driven by higher assessments from the Massachusetts Water Resources Authority (MWRA), which supplies water and sewer services to the City. Operating costs and debt service remain relatively stable, while MWRA charges account for nearly all of the budget increase.

Councillors expressed concern about the cumulative impact on residents, particularly following

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the 9.7% increase approved the previous year. Several members noted that residents are already struggling with rising costs and questioned the burden of nearly 14% in combined water rate increases over two years. The Auditor acknowledged the difficulty of the increase but explained that the prior year's larger adjustment was necessary to eliminate reliance on one-time funding sources that had temporarily subsidized water and sewer operations. He emphasized that the enterprise fund must remain self-supporting and that rates must be adjusted to cover actual operating costs.

Discussion focused on the consequences of rejecting the increase. The Auditor explained that failing to raise rates would create an estimated \$1.5 million shortfall in the enterprise fund, which would then need to be recovered through even larger rate increases in future years. Councillors characterized the decision as choosing between paying the increase now or facing a larger increase later.

Several councillors questioned whether alternative approaches could lessen the impact on residents. Suggestions included increasing the burden on commercial users, conducting a study of tiered water rates based on consumption, and exploring additional relief for seniors. The Auditor noted that commercial rates are already significantly higher than residential rates and expressed support for studying tiered pricing structures, while cautioning that any changes would require careful analysis to ensure sufficient revenue is generated. Existing senior abatement programs were also discussed as a possible source of relief.

Questions were raised regarding the role of the MWRA and how the additional revenue would be used. The Auditor explained that Revere's water assessment increased by approximately 6% and its sewer assessment by approximately 3.5%, resulting in the overall 4% rate increase. He further noted that the water and sewer enterprise fund operates entirely on revenues generated through user charges and receives no subsidy from the City's general fund.

Councillors also discussed long-term affordability, prior use of federal relief funds to stabilize rates, and whether city departments, schools, or tax-exempt organizations should contribute differently to water and sewer costs. While no changes were proposed as part of the current rate-setting process, several members expressed interest in examining those issues in the future.

“SHALL THE CITY COUNCIL APPROVE THE FISCAL YEAR 2027 WATER RATES AS FOLLOWS: residential, \$5.25 per HCF, commercial, \$8.70 per HCF?”

RESULT:	ORDERED - ROLL CALL [8 TO 2]
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, McKenna, Mercurio, Novoselsky, Zambuto
NAYS:	Kelley, Silvestri
ABSENT:	Haas

Motions

- 14 26-126 Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Appreciation to John (“Jack”) Polcari in recognition

Minutes Acceptance: Minutes of Jun 8, 2026 6:00 PM (Salute to the Flag)

of his tireless dedication, volunteer service, and commitment to the Gibson Park Community Garden.

RESULT: ORDERED - VOICE VOTE

Late Motion

15 26-127 Motion presented by Councillor Silvestri: That the Mayor request the Chief of Police and the Director of Parking to appear before the City Council to speak about flock systems such as how they are used, who has access to the data, and how that data is being shared.

RESULT: ORDERED - VOICE VOTE

16 26-128 Motion presented by Councillor Haas, Councillor Silvestri: That the City Council award a Certificate of Commendation to Bill Reedy in recognition of his 90th birthday.

RESULT: ORDERED - VOICE VOTE

Adjournment

The City Council now stands adjourned to meet on June 22, 2026.

Ordered adjourned at 6:55 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jun 8, 2026 6:00 PM (Salute to the Flag)

Public Hearing Notice
City of Revere, MA
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 22, 2026 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151 on the application of 596 Raymond, LLC, 546 Fifth Ave., 6th Floor, New York, NY 10036 requesting a Chapter 148 License from the Revere City Council to enable the applicant to park 5 motor vehicles underneath the multi-unit residential structure at 13 Nahant Avenue, Revere, MA 02151.

A copy of the aforementioned application is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before June 17, 2026.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Check #1104
05/27/2026
via certified mail to direct abutters



FP-002A
(Rev. 6/23)

The Commonwealth of Massachusetts

City/Town of Revere

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 13 Nahant Ave, Revere, MA (8-146-18)
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: 596 Raymond LLC

Address of Land Owner: 546 Fifth Ave, 6th Floor, New York, NY 10036

Use and Occupancy of Buildings and Structures: R-2 / Multi Unit Residential

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline	1	5 Cars	20g/ea	gas tank

Total quantity of all flammable liquids to be stored: 100 gallons

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

FILED
2026 JUN 14 AM 9:27
OFFICE CITY CLERK
OF REVERE, MASS

Attachment: Chapter 148 License Application 13 Nahant Avenue (26-129 : Chapter 148 License - 13 Nahant Avenue)

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____
List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____


❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Mark E. Carbone, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

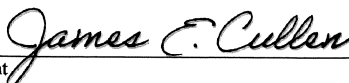
Signature  Date 4/14/26 Name Mark E. Carbone
E _____

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

Fire Department Use Only

I, James E. Cullen, Head of the Revere Fire Department endorse this application with my

Approval Disapproval

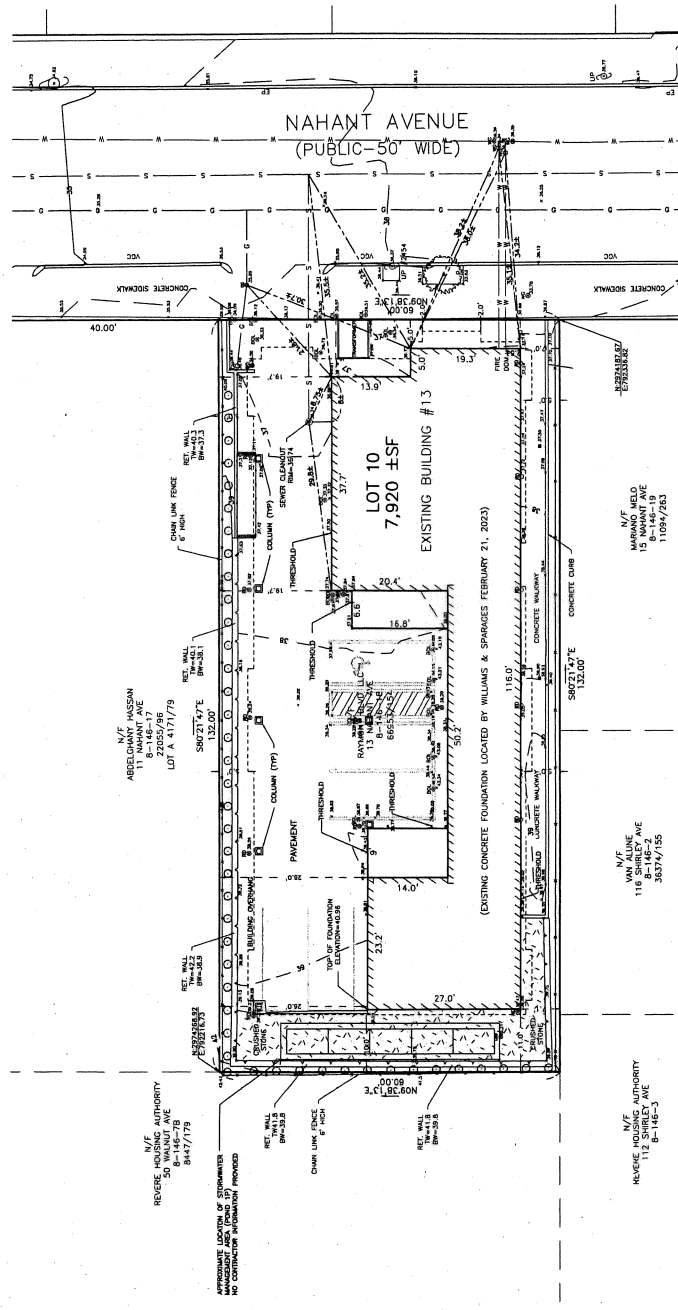
Signature of Head of the Fire Department 

05/04/2026
Date

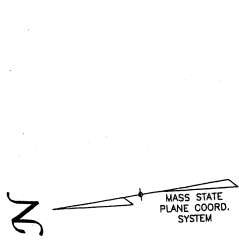
Recommendations: _____

AS-BUILT
IN
REVERE, MA
#13 NAHANT AVENUE

SCALE: 1" = 10'
DATE: MARCH 19, 2026
Revised: April 10, 2026



- PLAN NOTES:**
1. VERTICAL DATUM BASED ON NAVD83 DERIVED BY GPS OBSERVATIONS.
 2. HORIZONTAL DATUM BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
 3. SEE ZONING BOARD APPEALS APPLICATION #A-21-5 RECORDED AS DEED BOOK 65337 PAGE 283
 4. AS BUILT FOUNDATION LOCATION IS FROM AND ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARGES ON MARCH 5, 2026
 5. WILLIAMS & SPARGES WERE NOT PROVIDED WITH ANY TIES FROM THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE FOUNDATION. THE LOCATION OF THE FOUNDATION IS SHOWN AS IN THIS TYPE, SIZE AND LOCATION OF SUBSURFACE UTILITIES. SUBSURFACE UTILITIES SHOWN SHALL BE CONSIDERED APPROXIMATE.



- ABBREVIATIONS**
- CMH CURB
 - DMH DRAIN MANHOLE
 - EMH ELECTRIC MANHOLE
 - FMH FLOOR MANHOLE
 - F.F. FIRST FLOOR
 - SMH SEWER MANHOLE
 - TMH TELEPHONE MANHOLE
 - UMH UTILITY MANHOLE
 - VCC VERTICAL GRANITE CURB
- LEGEND OF SYMBOLS**
- EXISTING CONTOUR: ---40---
 - EXISTING SPOT ELEVATION: +38.77
 - EXISTING GAS LINE: C
 - EXISTING WATER DATE: VC
 - EXISTING UTILITY POLE: ○
 - EXISTING OVERHEAD WIRES: ---
 - SEWER MANHOLE: ⊙
 - GAS DATE: ⊙

LAND USAGE TABLE		CB - GENERAL BUSINESS	
ITEM	REQUIRED	PROVIDED	
MINIMUM LOT AREA	10,000 S.F.	7,920 S.F.	
MINIMUM LOT FRONTAGE	100 FT.	60.00 FT.	
MIN. FRONT YARD SETBACK	20 FT.	2.0'	
MIN. SIDE YARD SETBACK	20 FT.	5.0' (BOTH SIDES)	
MIN. REAR YARD SETBACK	20 FT.	10.0' (SEE ARCHITECTURALS)	
MAXIMUM HEIGHT	50 FT.	5 FT. (SEE ARCHITECTURALS)	
MAXIMUM STORES	5	5 (SEE ARCHITECTURALS)	
FLOOR AREA RATIO	1.5	2.88 (SEE ARCHITECTURALS)	
USABLE OPEN SPACE	N.A.	N.A.	
BLUING FOOTING	N.A.	N.A.	
SCREENING AREA	10 FT TO RB ZONE	AS SHOWN ON PLAN	

Board of Assessors

281 Broadway Revere, MA, 02151



Request for Abutters List

Date Time

Property Location

Street Address

13 Nahant Ave

Address Line 2

City

Revere

Zip Code

02151

State

MA

Country

USA

Map

Block

Parcel

8-146-18

Property Owner

596 Raymond LLC

Is request for special permit or variance?

Yes No

If yes than 300 FT is required distance. If no, please indicate requested distance below.

Requested Distance in feet

100

Fee

\$80.00

Please make checks payable to City of Revere

Requester information

Name

Jeanne Dillon

Address

Street Address

546 Fifth Ave

Address Line 2

APPRaised: 7,620,700/
USE VALUE: 7,620,700/
ASSESSed: 7,620,700/
Total Card / Total Parcel
7,620,700/ 7,620,700
7,620,700/ 7,620,700
7,620,700/ 7,620,700



IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
112	0.182	5,207,700		2,413,000	7,620,700	LOT 10
Total Card						
	0.182	5,207,700		2,413,000	7,620,700	Entered Lot Size
Total Parcel						
	0.182	5,207,700		2,413,000	7,620,700	Total Land: 7920
Source: Market Adj Cost						
				Total Value per SQ unit /Card: 300.28	/Parcel: 300.28	Land Unit Type: SF

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	112	FV	5,207,700	0	.182	2,413,000	7,620,700	7,620,700	Year End Roll	16/2026
2026	112	NC	5,207,700	0	.182	2,413,000	7,620,700	7,620,700	Year End Roll	10/30/2025
2025	112	FV	2,330,400	0	.182	2,356,000	4,686,400	4,686,400	Year End Roll	12/18/2024
2025	112	NC	2,330,400	0	.182	2,356,000	4,686,400	4,686,400	Year End Roll	11/1/2024
2024	112	FV	0	0	.182	2,280,000	2,280,000	2,280,000	Year End Roll	12/26/2023
2024	112	NC	0	0	.182	2,280,000	2,280,000	2,280,000	Year End Roll	11/20/2023
2023	112	FV	0	0	.182	1,900,000	1,900,000	1,900,000	Year end	16/2023
2023	112	NC	0	0	.182	1,900,000	1,900,000	1,900,000	Year End Roll	10/21/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAHANT LLC,	66953-154		12/23/2021	ZONING CHANG	2,725,000	No	No	No	38 UNITS FY23
LSELMIRA, LLC,	64242-246		11/16/2020	ZONING CHANG	458,500	No	No	No	
JOHNSON WALTER	58953-157		11/30/2017	CONVENIENCE	1	No	No	No	
JOHNSON JR	57002-292		10/6/2016	CONVENIENCE	1	No	No	No	
BAY STATE FEDER	18554/112		10/6/1993	FORCLOSURE	49,900	No	No	No	
UNKNOWN	17862/41		11/12/1992	FORCLOSURE		No	No	No	

PROPERTY FACTORS

Item Code	Description	%	Item	Code	Description
Z	water				
o	Sewer				
n	Electri				
	Exmpt				
	Topo				
	Street				
	Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Mod	Neigh Infl	Neigh Mod	Inf1 %	Inf2 %	Inf3 %	Appraised Value	Spec Land	J Code	Fact Use Value	Notes	
112	APTS->8		7920		Sq Feet	SITE	1.0	0	0.00	AF	1.00		1.00										
	PTS->8		38		No Units	SITE	1.0	0	63.500	1.00	AF	1.00						2,413,000				2,413,000	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		NAHANT AVE, REVERE

OWNERSHIP

Owner 1:	596 RAYMOND LLC
Owner 2:	
Owner 3:	
Street 1:	546 FIFTH AVE
Street 2:	6TH FLR

PREVIOUS OWNER

Owner 1:	NAHANT LLC -
Owner 2:	
Street 1:	1040-1048 NORTH SHORE RD
Twn/City:	REVERE
S/Prov:	MA
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .182 Acres of land mainly classified as APTS->8 with a APRTMNT-GN Building built about 2023, having primarily HARDPLANK Exterior and 25379 Square Feet, with 38 Units, 0 Bath, 38 3/4 Baths, 0 HalfBath, 111 Rooms, and 42 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

LEGAL DESCRIPTION

LOT 10

ENTERED LOT SIZE

Total Land: 7920

LAND UNIT TYPE: SF

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	112	FV	5,207,700	0	.182	2,413,000	7,620,700	7,620,700	Year End Roll	16/2026
2026	112	NC	5,207,700	0	.182	2,413,000	7,620,700	7,620,700	Year End Roll	10/30/2025
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2024	112	FV	0	0	.182	2,280,000	2,280,000	2,280,000	Year End Roll	12/26/2023
2024	112	NC	0	0	.182	2,280,000	2,280,000	2,280,000	Year End Roll	11/20/2023
2023	112	FV	0	0	.182	1,900,000	1,900,000	1,900,000	Year end	16/2023
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JOHNSON JR	57002-292		10/6/2016	CONVENIENCE	1	No	No	No	
BAY STATE FEDER	18554/112		10/6/1993	FORCLOSURE	49,900	No	No	No	
UNKNOWN	17862/41		11/12/1992	FORCLOSURE		No	No	No	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/2/2025	B25000333	SIGN	2,761	0				
10/14/2021	B21000847	New Cons	2,280,000	0				DEMO EXISTING 2 FA STRIP & REROOF
8/8/2006	4437	ROOF	4,500	C				Residential GUTTER
11/7/2001	8210	Resident	600	C	6/25/2002			RSF REBUILD PORCH
11/15/1993	2223	Resident		C	8/2/1994			

ACTIVITY INFORMATION

Date	Result	Name
6/9/2025	PERMIT	MATT MCGRATH
10/3/2024	PERMIT	MATT MCGRATH
7/19/2023	PERMIT	MATT MCGRATH
7/20/2022	PERMIT	MATT MCGRATH
2/2/2016	MEASURED	Patrick W
11/1/2007	PERMIT	MIKE CASSIDY
3/17/2006	MEASURED	JAMES HALL

PROPERTY FACTORS

Item Code	Description	%	Item	Code	Description
Z	water				
o	Sewer				
n	Electri				
	Exmpt				
	Topo				
	Street				
	Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Mod	Neigh Infl	Neigh Mod	Inf1 %	Inf2 %	Inf3 %	Appraised Value	Spec Land	J Code	Fact Use Value	Notes	
112	APTS->8		7920		Sq Feet	SITE	1.0	0	0.00	AF	1.00		1.00										
	PTS->8		38		No Units	SITE	1.0	0	63.500	1.00	AF	1.00						2,413,000				2,413,000	

LEGAL DESCRIPTION

LOT 10

ENTERED LOT SIZE

Total Land: 7920

LAND UNIT TYPE: SF

ASR Map: 8
Fact Dist:
Reval Dist:
Year:
LandReason:
BidReason:
Civildistrict:
Ratio:

140 SHIRLEY AVE 8-145-3
LUC: 013
SONG XIYONG
15 EXECUTIVE DR
UNIT 202
STONEHAM, MA 02180-0015

91 7199 9991 7038 6219 7016

BARUA KALLOL
20 NAHANT AVE
REVERE, MA 02151

91 7199 9991 7038 6219 7023

PADILLA RAMIRO L
ROJAS BEATRIZ
18 NAHANT AVE
REVERE, MA 02151

91 7199 9991 7038 6219 7030

TND HOMES I LLC
C/O THE NEIGHBORHOOD DEVELOPER
4 GERRISH AVE
CHELSEA, MA 02150

91 7199 9991 7038 6219 7047

EAST WONDER ENTERPRISES INCORPORATED INC
15 N BEACON STREET
SUITE NR1A
ALLSTON, MA 02134

91 7199 9991 7038 6219 7054

JACOBSON DANIEL
203 ATLANTIC AVE
MARBLEHEAD, MA 01945

91 7199 9991 7038 6219 7061

MORABITO LEONARD
607 BEACH ST
REVERE, MA 02151

91 7199 9991 7038 6219 7078

114 SHIRLEY AVENUE, LLC
791 BROADWAY
REVERE, MA 02151

91 7199 9991 7038 6219 7085

B A & A REALTY TRUST
GETCHELL BRENDA E TRUSTEE
56 WASHINGTON AVE
WINTHROP, MA 02152

91 7199 9991 7038 6219 7092

B A & A REALTY TRUST
GETCHELL BRENDA E TRUSTEE
56 WASHINGTON AVE
WINTHROP, MA 02152

7 NAHANT AVE 8-146-15
LUC: 101
THAM YETH
THAM SAROU
7 NAHANT AVE
REVERE, MA 02151

91 7199 9991 7038 6219 7108

TAFT ROBERT
PROM SARIM
9 NAHANT AVE
REVERE, MA 02151

91 7199 9991 7038 6219 7115

HASSAN ABDELGHANY Z
11 NAHANT AVE
REVERE, MA 02151

91 7199 9991 7038 6219 7122

596 RAYMOND LLC
546 FIFTH AVE
6TH FLR
NEW YORK, NY 10036

91 7199 9991 7038 6219 7139

114 SHIRLEY AVENUE LLC
791 BROADWAY
REVERE, MA 02151

114 SHIRLEY AVE 8-146-2
LUC: 130

114 SHIRLEY AVENUE, LLC
791 BROADWAY
REVERE, MA 02151

112 SHIRLEY AVE 8-146-3
LUC: 970

REVERE HOUSING AUTHORITY
70 COOLEIDGE ST
REVERE, MA 02151

91 7199 9991 7038 6219 7146

REVERE HOUSING AUTHORITY
70 COOLEIDGE ST
REVERE, MA 02151

104 SHIRLEY AVE 8-146-5
LUC: 325

SHIRLEY AVENUE HOLDING LLC
104-108 SHIRLEY AVE
REVERE, MA 02151

91 7199 9991 7038 6219 7153

REVERE HOUSING AUTHORITY
70 COOLEIDGE ST
REVERE, MA 02151

50 WALNUT AVE 8-146-7
LUC: 970
REVERE HOUSING AUTHORITY
70 COOLEIDGE ST
REVERE, MA 02151

50 WALNUT AVE 8-146-7A
LUC: 430

BELL ATLANTIC NYNEX MOBILE INC
C/O VERIZON WIRELESS
P O BOX 2549
ADDISON, TX 75001

91 7199 9991 7038 6219 7153

REVERE HOUSING AUTHORITY
70 COOLEIDGE ST
REVERE, MA 02151

Attachment: Chapter 148 License Application 13 Nahant Avenue (26-129 : Chapter 148 License - 13 Nahant Avenue)

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
Susan Shaffer
DATE: 4-17-26

C-26-09

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, June 22, 2026 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 128 Towing & Recovery, LLC, 885 North Shore Road, Revere, MA 02151 requesting a special permit to enable the appellant to conduct a towing and roadside assistance operations business at 885 North Shore Road, Revere, MA 02151 (TED District).

A copy of the aforementioned application (C-26-09) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before June 17, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill applicant directly
5/20/26
5/27/26

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

FORM B

APPLICATION NO. C-26-09
DATE: 5/3/26

**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 Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.
- C. 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.

1. Applicant submitting this application is:

Name: 128 Towing & Recovery LLC

Address: 885 N Shore Rd. Revere, MA 02151

Tel. #: 6176422737

2. Applicant is: Tenant Licensee Prospective Purchaser
 Owner Other (Describe)

FILED
2026 MAY 13 AM 9:55
OFFICE CITY CLERK
REVERE, MASS

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

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

Name: Mehdi Kaldy

Title: Co-Owner

Address: 61 Proctor Ave, Revere MA 02151

Tel. #: 6176422737

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

Name: Michael Rich

Address: 111 Cottage Park Rd, Winthrop MA 02152

Tel. #: 617-901-3832

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

Book _____, Page _____. Certificate # (if registered) _____,

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:

Stamped architectural site plan and parking plan for 885 North Shore Road, Revere MA.

Lot # _____ Sq. Ft. _____

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

A site plan and photographs of surrounding properties showing adjacent commercial and industrial uses are included with this application.

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.

A locus map identifying the site location at 885 North Shore Road, Revere MA is included with this application.

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;

_____ do not know; X no.

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

Mehdi Kaldy
Signature of Applicant

3/13/26
Date

[Signature]
Signature of Owner

3/13/26
Date

Signature of Designated Representative

Date

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

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

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: _____

Address: _____

Director's Name: _____

Address: _____

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:

Mehdi Kaldy _____
Siham Fatmij _____
Mohannes Eljefm _____

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

Page 2

Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using 885 N Shore Rd. Revere, MA 02151 for the following reasons:
(streets)
- (a) Tow trucks will enter and exit the property using existing access points.
 - (b) The limited number of vehicles on site will minimize traffic impacts. The operation involves a limited number of company vehicles (approximately four).
 - (c) The property's location along a major roadway is appropriate for service vehicle operations.
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
- (a) The property provides sufficient parking space for approximately four tow trucks.
 - (b) Existing building facilities will support administrative and operational needs.
 - (c) The site will be maintained in an orderly and safe condition.

Date: 3/13/26

Respectfully submitted by: Mehdi Kaldy

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.

M. Kelly
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.

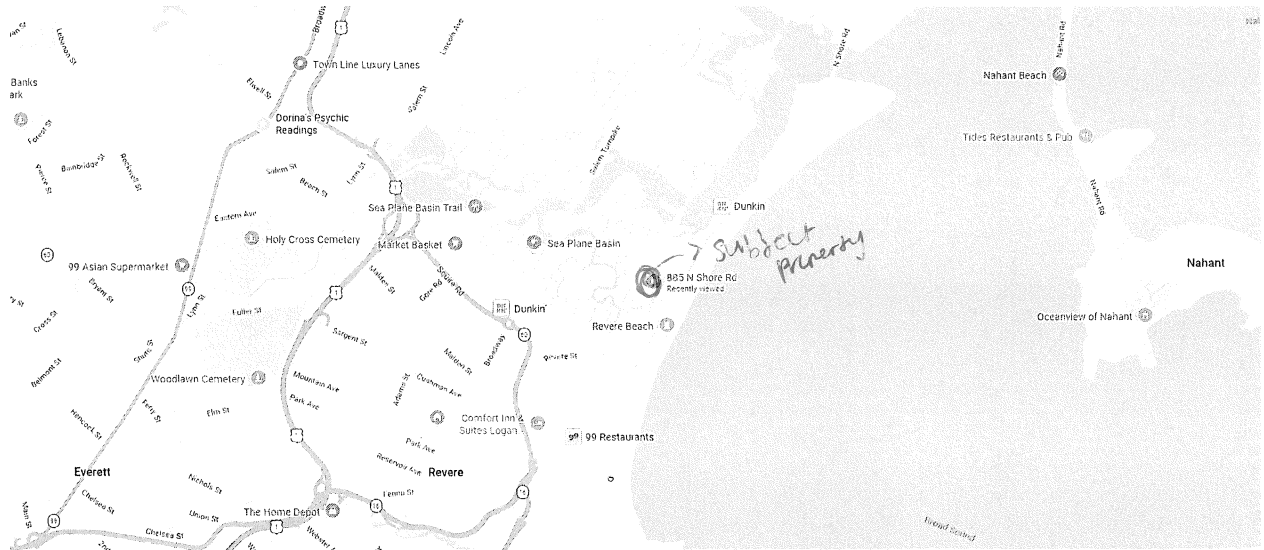
M. Kelly
Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

LOCUS MAP

885 North Shore Road
Revere, Massachusetts



Subject Property: 885 North Shore Road, Revere, MA 02151

Applicant: 128 Towing & Recovery LLC

Prepared for: City of Revere – Special Permit Application

Date: March 2026

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

Business Use Description & Operations Summary
128 Towing & Recovery
885 North Shore Road, Revere, MA 02151

128 Towing & Recovery proposes to operate a towing and roadside assistance service at 885 North Shore Road in Revere, Massachusetts. The property will primarily function as an operational base and dispatch location for the company's towing and roadside assistance activities within the surrounding service area. The attached stamped site plan reflects the current layout of the property and no structural changes are proposed. The applicant is leasing the space and requesting a special permit for this.

The site will be used for the parking and dispatching of company tow trucks, administrative coordination of towing services, and operational support related to roadside assistance and vehicle transport. The location will serve as a staging area for tow trucks responding to service calls throughout the region.

Operational activities at the property may include minor mechanical work directly related to towing and roadside assistance services. Such work may include battery replacements, tire changes, jump-starts, and other light servicing necessary to support towing operations. No major automotive repair, vehicle dismantling, body work, painting, or salvage activities will take place at the property.

Vehicles brought to the site will be held only on a temporary basis as part of normal towing operations. These vehicles will generally remain on-site for a short period before being transported to repair facilities, dealerships, insurance facilities, or returned to their owners. The property will not function as a long-term vehicle storage facility.

The site will accommodate approximately **four (4) tow trucks** operated by the company. A limited number of vehicles may temporarily be present on-site awaiting transport as part of normal towing operations.

Regular on-site business hours will be **8:00 AM to 6:00 PM**. Towing services may operate outside of these hours; however, on-site mechanical work and routine operational activity will generally occur during the stated business hours.

The proposed use is consistent with commercial and transportation-related activity and is intended to operate in a manner that minimizes impacts to surrounding properties. All operations will remain consistent with the use of the property as a towing and roadside assistance dispatch and operations location.



128Towing <128towing@gmail.com>

Application Review Comments

fstringi@revere.org <fstringi@revere.org>
Reply-To: fstringi@revere.org
To: 128towing@gmail.com, amelnik@revere.org, lcavagnaro@revere.org

Tue, Feb 3, 2026 at 1:06 PM

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: February 03, 2026
Application #: SPR26-000016
Address: 885 NORTH SHORE RD
Description: Towing/Repair shop
Review Status: Denied

Thank you for your recent permit application for Towing/Repair shop. 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 17.16.040 a towing operations and storage business may only be allowed within the TED District by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)



City of Revere

2-6-26
paid
CASH
8/7
5.a

Patrick M. Keefe, Jr.
Mayor

BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Request for Abutters List

Date: 2/6/26

Property Location: 885 N. Shore RD Revere MA 02151

Map: 10 Block: 188-A3 Parcel: 4 Unit:

Property Owner: Michael

Is request for special permit or variance? YES: NO:

If yes, then 300 Ft is required distance. If no, please indicate requested distance below

Requested Distance: 300 FT

Fee: \$ 80.00

Please make check payable to **City of Revere**

Requester Information:

Name: Mehedi Kaldy

Address: 61 Proctor ave Revere

Telephone: 617 642 2737

RECEIVED
REVERE ASSESSOR'S OFFICE
2026 FEB - 6 AM 10: 58

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

5	Type:	Full Bath	Rating:
	Units:	A Bath:	Rating:
	Total:	3/4 Bath:	Rating:
		A 3QBth	Rating:
		1/2 Bath:	Rating:
		A HBth:	Rating:
		Other Fix:	Rating:

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

INTERIOR INFORMATION	
Avg Ht/Fl:	
Prim Int Wal:	
Sec Int Wal:	
Partition:	
Prim Floors:	
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Con Wal:	% Sprinkled:

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

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

RESIDENTIAL GRID		
1st Res Grid	Desc:	# Units
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 RES BREAKDOWN			
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

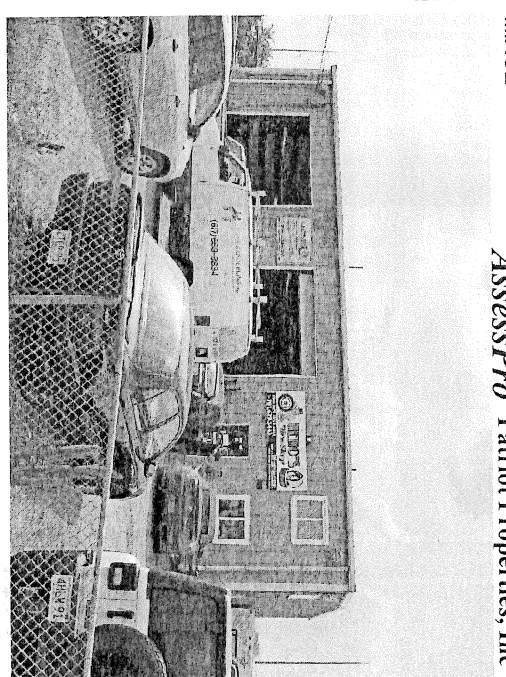
MOBILE HOME	
Make:	Model:
Year:	Color:

SPEC FEATURES/YARD ITEMS																	
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Jur's Value

PARCEL ID	
10-188A3-1	

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

SUB AREA DETAIL		Sub Area	% Ushl	Descrip	% Type	Qu # Ten



AssessPro Patriot Properties, Inc

NORTH SHORE RD CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	10-187E-10 LUC: 930	922 NORTH SHORE RD FAN ZHIYUAN 922 NORTH SHORE RD REVERE, MA 02151	10-188F-13A LUC: 104	888 NORTH SHORE RD LINEHAN LOIS A 888 NORTH SHORE RD REVERE, MA 02151	10-188F-25 LUC: 101
NORTH SHORE RD CITY OF REVERE 281 BROADWAY REVERE, MA	10-187E-10A LUC: 931	NORTH SHORE RD BONA WILLIAM J 916 NORTH SHORE RD REVERE, MA 02151	10-188F-15 LUC: 132	NORTH SHORE RD LINEHAN LOIS A 888 NORTH SHORE RD REVERE, MA 02151	10-188F-26 LUC: 132
907 NORTH SHORE RD TASSILI SOCIETY CORPORATION C/O ABDE BENZELLAT 8 GRAND VIEW PL LYNN, MA 01902	10-187E-11 LUC: 392	916 NORTH SHORE RD BONA WILLIAM J 916 NORTH SHORE RD REVERE, MA 02151	10-188F-16 LUC: 101	NORTH SHORE RD CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	10-188F-27 LUC: 930
NORTH SHORE RD CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	10-187E-9 LUC: 930	NORTH SHORE RD CITY OF REVERE C/O MAYORS OFFICE 281 BROADWAY REVERE, MA 02151	10-188F-17 LUC: 930	11 ELLERTON ST CHEA SOEUN LEY SREYLEAK 11 ELLERTON ST REVERE, MA 02151	10-188F-4A LUC: 101
GLENDALE ST METROPOLITAN DISTRICT COMMISIO OFFICE OF THE GENERAL COUNSEL 20 SOMERSET ST BOSTON, MA 02108	10-188A1-28A LUC: 920	NORTH SHORE RD CITY OF REVERE C/O MAYORS OFFICE 281 BROADWAY REVERE, MA 02151	10-188F-18 LUC: 930	15 ELLERTON ST MENDES LEOMAR 15 ELLERTON ST REVERE, MA 02151	10-188F-5 LUC: 104
MARSH JUNCTION METROPOLITAN DISTRICT COMMISSIO OFFICE OF THE GENERAL COUNSEL 20 SOMERSET ST BOSTON, MA 02108	10-188A2-1 LUC: 920	906 NORTH SHORE RD 906 NORTSHORE ROAD REALTY TRU RINCON OLGA TRUSTEE 906 NORTH SHORE RD REVERE, MA 02151	10-188F-19 LUC: 104	17 ELLERTON ST SWAN JOSEPH G MATRANGA KIMBERLY A 17 ELLERTON ST REVERE, MA 02151	10-188F-6 LUC: 101
ARGYLE ST 5R REALTY LLC 111 COTTAGE PARK RD WINTHROP, MA 02152	10-188A3-1 LUC: 392	3 ELLERTON ST MAUREEN E FIORE REALTY TRUST FIORE MAUREEN E TRUSTEE 3 ELLERTON ST REVERE, MA 02151	10-188F-1A LUC: 104	24 ELLERTON ST MULCAHY MARY 24 ELLERTON ST REVERE, MA 02151	10-188G-20A LUC: 104
INTERVALE ST TASSILI SOCIETY CORPORATION C/O ABDE BENZELLAT 8 GRAND VIEW PL LYNN, MA 01902	10-188A3-2 LUC: 392	9 ELLERTON ST TUCKER MICHAEL 9 ELLERTON ST REVERE, MA 02151	10-188F-1B LUC: 101	12 ELLERTON ST PINEDA MARIO PINEDA ROSIN 12 ELLERTON ST Revere, MA 02151	10-188G-23 LUC: 101
891 NORTH SHORE RD TASSILI SOCIETY CORPORATION C/O ABDE BENZELLAT 8 GRAND VIEW PL LYNN, MA 01902	10-188A3-3 LUC: 330	NORTH SHORE RD POSTOLACHE IONEL 890 NORTH SHORE RD REVERE, MA 02151	10-188F-20A LUC: 130	16 ARGYLE ST TEJADA YAHAHIRA 16 ARGYLE ST REVERE, MA 02151	10-188G-24 LUC: 101
885 NORTH SHORE RD 5R REALTY LLC 111 COTTAGE PARK RD WINTHROP, MA 02152	10-188A3-4 LUC: 332	890 NORTH SHORE RD POSTOLACHE IONEL 890 NORTH SHORE RD REVERE, MA 02151	10-188F-22A LUC: 104	GLENDALE ST METROPOLITAN DISTRICT COMMISSIO OFFICE OF THE GENERAL COUNSEL 20 SOMERSET ST BOSTON, MA 02108	11-188A1-9A LUC: 920

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

GLADYS ST CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	11-188C-1 LUC: 930	5 INTERVALE ST DIMARZIO ZOE A 5 INTERVALE ST REVERE, MA 02151	11-188D-2 LUC: 101	BEVERLY ST WASHINGTON DEIRDRE R 854 NORTH SHORE RD REVERE, MA 02151	11-188I-10 LUC: 132
INTERVALE ST VERCELLIN MEAGHAN L 857 NORTH SHORE RD REVERE, MA 02151	11-188C-10 LUC: 132	INTERVALE ST DASHWOOD REALTY TRUST NUGENT JR JOSEPH TRUSTEE 11 INTERVALE ST REVERE, MA 02151	11-188D-3 LUC: 106	856 NORTH SHORE RD SANCHEZ GLADYS CASTANO 856 NORTH SHORE RD REVERE, MA 02151	11-188I-12 LUC: 101
INTERVALE ST CITY OF REVERE CITY HALL 281 BROADWAY REVERE, MA 02151	11-188C-11A LUC: 930	11 INTERVALE ST DASHWOOD REALTY TRUST NUGENT JR JOSEPH TRUSTEE 11 INTERVALE ST REVERE, MA 02151	11-188D-4 LUC: 101		
857 NORTH SHORE RD VERCELLIN MEAGHAN L 857 NORTH SHORE RD REVERE, MA 02151	11-188C-2 LUC: 101	INTERVALE ST DASHWOOD REALTY TRUST NUGENT JR JOSEPH TRUSTEE 11 INTERVALE ST REVERE, MA 02151	11-188D-5 LUC: 132		
861 NORTH SHORE RD WIN WIN PROPERTIES LLC 165 HANCOCK ST BRAintree, MA 02184	11-188C-3 LUC: 101	INTERVALE ST METROPOLITAN DISTRICT COMMISS OFFICE OF THE GENERAL COUNSEL 20 SOMERSET ST BOSTON, MA 02108	11-188D-6A LUC: 920		
865 NORTH SHORE RD HOLOWACHUK JUSTIN 154 TRENTON ST EAST BOSTON, MA 02128	11-188C-4 LUC: 104	23 ARGYLE ST ALCANTARA JULIO ALARCON MARIA 23 ARGYLE ST REVERE, MA 02151	11-188H-14A LUC: 101		
867 NORTH SHORE RD TAVERAS MELVIN VARGAS FRANCESCA 867 NORTH SHORE RD Revere, MA 02151	11-188C-5A LUC: 104	27 ARGYLE ST LOPEZ BERNARDO 27 ARGYLE ST REVERE, MA 02151	11-188H-17 LUC: 104		
28 INTERVALE ST RECUPERO RAY P O BOX 78 REVERE, MA 02151	11-188C-7 LUC: 104	ARGYLE ST LOPES BERNARDO 27 ARGYLE ST REVERE, MA 02151	11-188H-18 LUC: 132		
18 INTERVALE ST ASHRAF FARIHA OCHOA AND LUCILA 18 INTERVALE ST REVERE, MA 02151	11-188C-8 LUC: 105	30 BEVERLY ST RUIZ JUNIOR M 30 BEVERLY ST Revere, MA 02151	11-188H-19A LUC: 104		
INTERVALE ST VERCELLIN MEAGHAN L 857 NORTH SHORE RD REVERE, MA 02151	11-188C-9 LUC: 106	26 BEVERLY ST MEJIA CLAUDIA 26 BEVERLY ST Revere, MA 02151	11-188H-22 LUC: 101		

Attachment: PH.C2609.885NorthShoreRoad (26-130 : Special Permit, C-26-09, 885 North Shore Road)

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

Susan Shaffer

DATE: 2-9-26



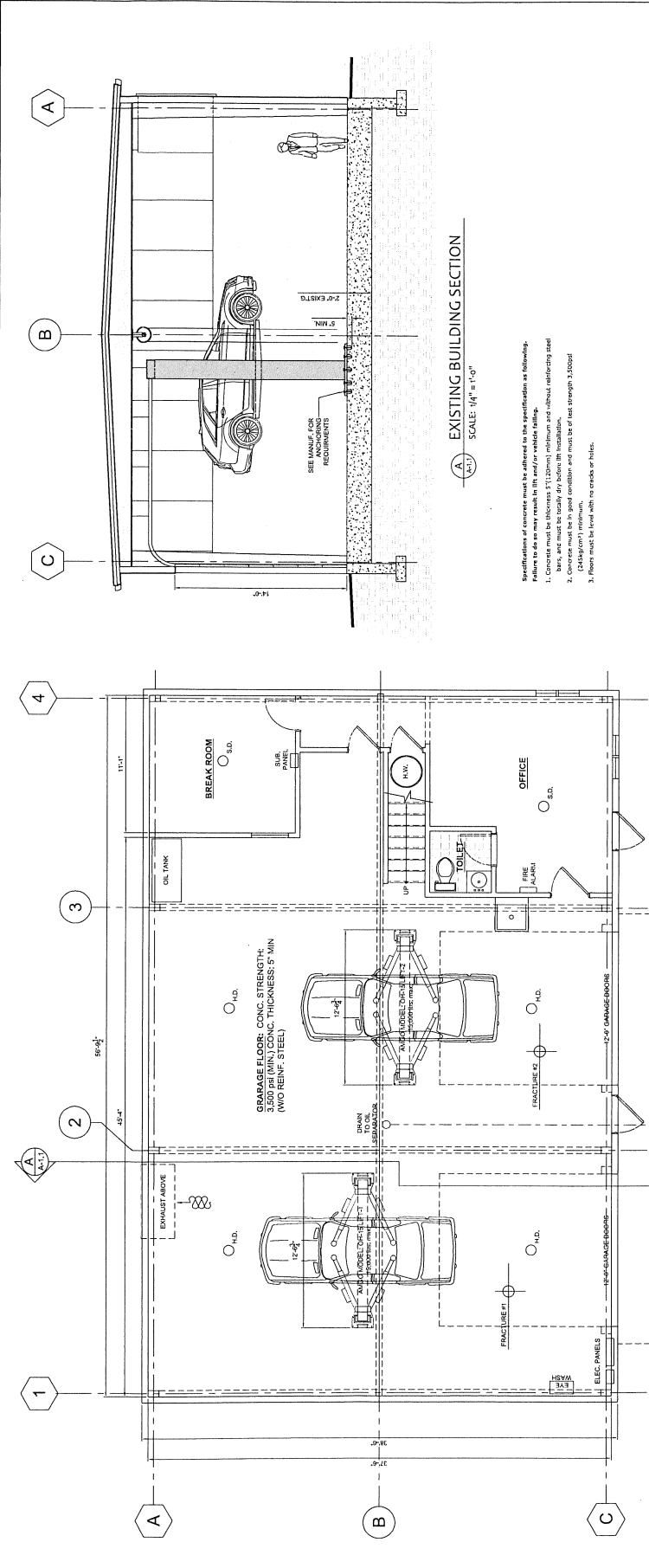
PHB ARCHITECTS, PLLC
 85 N. STREET, STE 109
 WASHINGTON, MA 01904
 M: 603-944-0802
 O: 866-714-1988
 PHB@PHBARCHITECTS.PLLC.COM
 WWW.PHBARCHITECTS.PLLC.COM

NORTH SHORE DIESEL, LLC
 885 NORTH SHORE ROAD
 REVERE, MASSACHUSETTS
 FIRST FLOOR PLAN

Rev	Date	Description
1	11/11/2024	ISSUE FOR PERMIT
2	11/11/2024	ISSUE FOR PERMIT
3	11/11/2024	ISSUE FOR PERMIT
4	11/11/2024	ISSUE FOR PERMIT

A101

5.a



1 FIRST FLOOR PLAN & BUILDING SECTION
 SCALE: 1/4" = 1'-0"

2 PARKING PLAN
 SCALE: 1/32" = 1'-0"

3 UTCS CONCRETE CORING REPORT-11/11/2024
 SCALE: N.T.S.

4 UTCS CONCRETE STRENGTH REPORT-CONCRETE CORES REPORT DATE 11/18/2024
 SCALE: N.T.S.

Concrete Coring Report

Distribution Copy
 Report Date: 11/11/2024
 Report No.: 1
 Job Number: 2019 B
 Project: North Shore Diesel - Concrete Coring
 885 North Shore Road, Revere, MA
 Contractor: North Shore Diesel LLC

WEATHER: 57° Clear
TIME: 8:00 AM
LOCATION: 885 NORTH SHORE ROAD, NORTH SHORE DIESEL, LLC
SUMMARY:
 The undersigned arrived at the above site and met with Eric Vercellotti of North Shore Diesel LLC and indicated coring was to be performed at the following locations as noted. The cores were exhibited with a 4 inch diameter hole for compressive strength testing and measured for placement. The results are as follows:

Core No.	Location	Depth	Notes
1.5	Site Slab	12"	
1.6	Site Slab	12"	

Operator	Inspector	Preparer	Time	Date
			11/11/2024	11/11/2024

REVIEWED BY: Brian M. Collins
 Our reports are available in PDF form via email. Please email us at reports@northshore.com for more information.
 EC: North Shore Diesel LLC
 PHB Architects

Compressive Strength Report - Concrete Core Report Date 11/18/2024

Distribution Copy
 Report Date: 11/18/2024
 Report No.: 1
 Job Number: 2019 B
 Project: North Shore Diesel - Concrete Coring
 885 North Shore Road, Revere, MA
 Contractor: North Shore Diesel LLC

The following are results of compressive strength tests performed on concrete cores obtained at the above site. Testing in accordance with ASTM C-42.
GENERAL REMARKS: Two cores came to the UTS lab, the cores were tested for compressive strength. The cores were below the 2.1 specified compressive strength. The cores were tested at the location shown in the plan. The location of reinforcing going across the core about 1' down from the top.

Core No.	Height	Area	Date	Age	Tested	Total	Unit	Load	Unit
1	12"	3.14	11/18/2024	1.5	12.4	3,020	243	7,120	2,929
2	12"	3.14	11/18/2024	1.5	12.4	3,020	243	7,120	2,929

Operator	Inspector	Preparer	Time	Date
			11/18/2024	11/18/2024

REVIEWED BY: Brian M. Collins
 Our reports are available in PDF form via email. Please email us at reports@northshore.com for more information.
 EC: North Shore Diesel LLC
 PHB Architects

EXISTING BUILDING SECTION
 SCALE: 1/4" = 1'-0"

Specifications of concrete must be adhered to the specifications as follows:
 Failure to do so may result in UTCS and/or vehicle falling.
 1. Concrete must be placed and finished without reinforcing load bars, and must be soiled by a minimum of 3/8" aggregate.
 2. Concrete must be in good condition and must be of least strength 3,500psi (24.8 MPa) minimum.
 3. Floor must be level with no cracks or holes.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

May 27, 2026

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

Dear President Zambuto and Honorable Members of the Revere City Council:

This letter accompanies the City of Revere's Operating Budget for Fiscal Year 2027. The City of Revere, like all municipalities throughout the Commonwealth, continues to struggle with rising health insurance and utility costs, increasing demands for services, contractual obligations and meager increases in State Aid for both schools and city. Despite these challenges, we have put forth a budget and a spending plan that is responsible, with realistic revenue estimates based upon currently known information that has been analyzed and adjusted accordingly. I recommend its adoption.

The FY2027 budget reflects a commitment to professionalizing government as well as making strategic investments in technology, public safety, public works, and public education. The budget also continues to follow the capital budget of the City, making significant investments in our public infrastructure and departmental equipment. The FY2027 budget is balanced, with approximately \$322.6 million of estimated receipts to balance the general operating budget as well as the school operating budget and enterprise fund budgets.

Property taxes revenue is estimated to be \$133.2 million due because of the natural growth of the tax levy per Proposition 2 ½ as well as estimated new growth from development at approximately \$3.5 million. This new growth continues to be the engine that allows the city to avoid any talks of overrides or debt exclusions as an option for the funding of the new Revere High School, scheduled for completion in December of 2028.

Office of the Mayor • 281 Broadway, Revere, Massachusetts 02151-5051
Tel. (781) 286-8111 • www.revere.org

Local receipts are general fund revenues other than real estate and personal property taxes. Examples include motor vehicle excise, investment income, hotel/motel tax, meals tax, licenses/permits and other charges. The City has increased its estimate for local receipts by only 0.6% for FY2027 (from \$23.5m to \$23.7m) due to the anticipated increases in our meals and rooms excise tax receipts 4.2% and 3.0% respectively). All other local receipts have been budgeted for FY2026. It is anticipated that local receipts will increase between 2-3% per year for financial forecasting purposes.

Our budget also relies on the overall economic success of the Commonwealth. This year, the Governor proposed an initial budget that was preparing to fund the City of Revere's Chapter 70 account at \$107.8 million. However, the Senate has increased the proposed amount to \$108.4 million, and we are using this latest figure for budgeting purposes. Final Chapter 70 amounts will not be determined until after our budget process begins, however, any additional funds from Chapter 70 will be diverted straight to the school department via DESE regulations.

The Senate has also proposed an increase to Unrestricted General Government Aid (UGGA) from \$12.8 million to \$13.3 million. Chapter 70 and UGGA funds account for nearly 97% of the City's Cherry Sheet revenue.

Enterprise Fund revenues are expected to increase by 4.0% for Water/Sewer Enterprise Fund because of an increase to the combined water/sewer rates. This increase is necessary to pay for the costs of the Consent Decree infrastructure work throughout the city as well as increases from the MWRA for our water and sewer assessments (6.0% and 3.5% respectively).

General government spending for FY2027 has increased by 5.3%. Departments under General Government include all the financial offices and overhead support functions, including the Mayor's Office, City Council, Finance, Legal, City Clerk, Elections, Planning and Community Development. The absorption of previously funded ARPA positions into the general fund as well as the reorganization of the auditing/budget departments are reflected in the recommended appropriations of general government operations.

Public Safety is budgeted for a 3.7% increase in spending. This increase allows for the hiring of two more police officers and two more firefighters, bringing our staffing levels to the highest it has been in decades. Also, the City was able to reduce costs in the parking and municipal inspections department with some staffing reorganizations as well as other funding sources used to offset the costs of inspectional services.

The School Committee oversees the budget process for the schools, and it has a bottom-line budget of \$132.9 million for FY2027, an increase of 1% from FY2026. Decreased enrollment and cost efficiencies in school transportation allowed for the total budget increase for the schools to its lowest level since the Student Opportunity Act. We continue to meet our net school spending obligations despite the decrease in Chapter 70 revenues from the State.

Public Works budget is projected to increase by 5.8% from FY2026, however, much of this increase is due to the reallocation of resources from other departments to bring all non-school facilities expenses under the supervision and direction of the Superintendent of Public Works. This will help streamline repairs and maintenance citywide, as well as centralize and prioritize resources of the city.

Health and Human Services (HHS) overall budgets, consisting of Public Health, Veterans, Elder Affairs, and Commission on Disabilities, will see a decrease of 1.9% for FY2027. Savings from some reorganization of personnel, as well as other offset receipts, allow for reductions in costs while maintaining services at the current level.

Culture and Recreation expenses are projected to increase by 10.6%, primarily due to a shift in employee funding. As the City continues to phase out the remaining ARPA funds provided for pandemic recovery efforts, employees previously funded through ARPA will now be supported in part by the General Fund. The Haas Health and Wellness Center (HHW) will operate via a newly created revolving fund that will account for all revenues and expenses of the HHW except for those employees funded with general fund appropriations. It is anticipated that the HHW will be fully covered by revenues generated from operations for the FY2028 budget.

Fixed Costs continue to present budget issues statewide, including the costs of providing health insurance and property/casualty insurance. These costs, along with the cost of FICA/Medicare Taxes, amount to nearly \$34.8 million dollars. Health insurance costs alone were estimated to increase nearly 10% for FY2027, however, through successful negotiations with the Public Employee Committee, we were able to substantially reduce the costs for health insurance through plan design changes in the Medicare retiree plans, and we would like to thank the PEC for their cooperation in helping control the costs of providing exceptional health insurance for our employees and retirees.

Pension assessment is scheduled to increase by 5.1%, from \$17.5 million to \$18.4 million due to the actuarial funding schedule that maintains a 5% increase each year until we are fully funded in FY2033. We are happy to report that pension is over 75% funded which triggered another increase to the COLA base for all city employees. In fact, over the last two years, we have been able to increase our COLA base for retirees from \$13,000 to \$15,000, which helps all our retirees increase their annual pensions.

The Water and Sewer Enterprise budget is scheduled to increase 4.3% from FY2026, primarily due to increases in MWRA assessments. As stated above, increases to the MWRA Water assessment from \$6.8 million to \$7.3 million (6% increase) and MWRA Sewer Assessment from \$13.0 million to \$13.4 million (3.5% increase) are the main drivers of the overall increase.

The Solid Waste Enterprise Fund allows the city to segregate and monitor the business of collecting and disposing of the city's solid waste and recyclable materials. It is estimated that the City will collect

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\$390,000 in revenue. These revenues help cover the overall costs of the Solid Waste Enterprise Fund; however, this is not nearly enough for full cost recovery of expenses.

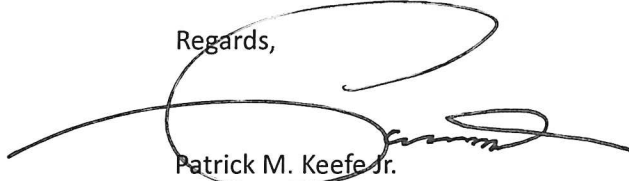
In fact, the general fund will subsidize the costs of solid waste collection and disposal in the amount of \$4.36 million. Expenses in the Solid Waste Enterprise fund consist of salary and expenses, as well as contracted services for the collection and disposal of the City's solid waste and recycling. For FY2027, all non-contract service expenses have been decreased from \$379k in FY2026 to \$343k in FY2027. Long-term contracts for both solid waste and recycling collections and solid waste disposal will help to stabilize costs in the future, with annual costs increasing by 3.5% annually for both over the next several years. We continue to be one of the few communities in the area with no form of pay-as-you-throw or an annual fee for municipal waste.

The budget submitted this year is a responsible, balanced budget with an increase of 1.8% over last year's adjusted FY2026 budget. A comprehensive five-year financial forecast will be presented once this budget is approved by the Council to forecast the City's future fiscal challenges with the pending completion of the new Revere High School, McKinley Building renovation, and McMackin Field reconstruction.

The City of Revere continues to expend its tireless effort to manage rising fixed costs, even as demands for services and contractual obligations increase. Producing a balanced budget poses a challenge that can only be met when we take the necessary steps that promote predictability in the budget process and utilize resources and flexibility to adjust for the unknown and the unforeseen. I will continue to guide the City of Revere in providing the best level of services and resources for our residents, businesses, and stakeholders with responsible budgeting and fiscal discipline.

As always, please be welcome to reach out if you have any questions. Thank you for your shared commitment to strengthening our City.

Regards,



Patrick M. Keefe Jr.
Mayor, City of Revere

CC: Richard Viscay, CFO

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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 FY2027 the sum of \$297,566,962, 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 2027			
Dept Code	Department		FY27 Mayor's Budget
GENERAL GOVERNMENT			
111	CITY COUNCIL	Payroll	409,335
		Non-Payroll	10,000
		Total	419,335
121	MAYOR	Payroll	572,098
		Non-Payroll	111,500
		Total	683,598
125	HUMAN RESOURCES	Payroll	494,882
		Non-Payroll	125,250
		Total	620,132
127	CONSTITUENT SERVICES/REVERE 311	Payroll	221,437
		Non-Payroll	97,925
		Total	319,362
135	ACCOUNTING AND AUDITING	Payroll	393,633
		Non-Payroll	117,000
		Total	510,633
137	CHIEF FINANCIAL OFFICER/BUDGETING	Payroll	268,828
		Non-Payroll	70,000
		Total	338,828
138	PURCHASING	Payroll	198,378
		Non-Payroll	241,500
		Total	439,878
140	INFORMATION TECHNOLOGY	Payroll	400,595
		Non-Payroll	1,433,566
		Total	1,834,161
141	ASSESSORS	Payroll	412,885
		Non-Payroll	97,600
		Total	510,485
145	COLLECTOR/TREASURER	Payroll	922,971
		Non-Payroll	305,000
		Total	1,227,971
151	SOLICITOR	Payroll	562,554
		Non-Payroll	385,750
		Total	948,304
161	CITY CLERK	Payroll	422,445
		Non-Payroll	50,950
		Total	473,395
162	ELECTIONS	Payroll	347,436
		Non-Payroll	199,500
		Total	546,936
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	337,623
		Non-Payroll	203,000
		Total	540,623
184	ENGINEERING	Payroll	452,641
		Non-Payroll	109,550
		Total	562,191
TOTAL: GENERAL GOVERNMENT			10,034,552

Attachment: FY2027 Budget Order (26-108 : FY2027 Budget Message)

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 FY2027 the sum of \$297,566,962, 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 2027			
Dept Code	Department		FY27 Mayor's Budget
PUBLIC SAFETY			
210	POLICE	Payroll	14,324,603
		Non-Payroll	1,039,500
		Total	15,364,103
220	FIRE	Payroll	15,202,264
		Non-Payroll	552,000
		Total	15,754,264
230	REGIONAL EMERGENCY COMM CENTER	Payroll	-
		Non-Payroll	1,574,982
		Total	1,574,982
241	MUNICIPAL INSPECTIONS/ISD	Payroll	372,905
		Non-Payroll	31,955
		Total	404,860
242	BUILDING COMMISSIONER	Payroll	663,197
		Non-Payroll	-
		Total	663,197
295	PARKING CONTROL	Payroll	1,320,499
		Non-Payroll	133,200
		Total	1,453,699
	TOTAL: PUBLIC SAFETY		35,215,105
DEPARTMENT OF PUBLIC WORKS (DPW)			
420	DPW - GENERAL FUND - ADMINISTRATION AND EXPENSES	Payroll	551,879
		Non-Payroll	2,651,000
		Total	3,202,879
421	DPW - SNOW AND ICE	Payroll	100,000
		Non-Payroll	250,000
		Total	350,000
426	DPW - GENERAL FUND - OPERATIONS (AFSCME)	Payroll	1,518,879
		Non-Payroll	-
		Total	1,518,879
	TOTAL: PUBLIC WORKS		5,071,758
HEALTH and HUMAN SERVICES (HHS)			
522	HHS - PUBLIC HEALTH	Payroll	806,734
		Non-Payroll	95,000
		Total	901,734
541	HHS - ELDER AFFAIRS	Payroll	316,436
		Non-Payroll	75,750
		Total	392,186
543	HHS - VETERANS SERVICES	Payroll	131,907
		Non-Payroll	724,750
		Total	856,657
549	HHS - COMMISSION ON DISABILITY	Payroll	13,900
		Non-Payroll	3,000
		Total	16,900
	TOTAL: HUMAN SERVICES		2,167,477
CULTURE AND RECREATION			
601	WORKFORCE, LABOR RELATIONS & YOUTH ENGAGEMENT	Payroll	76,188
		Non-Payroll	17,000
		Total	93,188
610	LIBRARY	Payroll	708,129
		Non-Payroll	245,500
		Total	953,629
650	PARKS & RECREATION	Payroll	816,536
		Non-Payroll	276,600
		Total	1,093,136
651	HEALTH & WELLNESS CENTER	Payroll	304,047
		Non-Payroll	-
		Total	304,047
	TOTAL: CULTURAL AND RECREATIONAL		2,444,000
SUBTOTAL - CITY DEPARTMENT COSTS			54,922,802

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Approving Budget for the City of Revere for Fiscal Year 2027		
Dept Code	Department	FY27 Mayor's Budget
DEBT SERVICE		
017109-591100	RETIREMENT OF LONG TERM CAPITAL DEBT PRINCIPAL	5,704,543
017109-591500	RETIREMENT OF LONG TERM CAPITAL DEBT INTEREST	3,770,942
017109-591210	SHORT TERM DEBT INTEREST	3,125,000
TOTAL: DEBT SERVICE		12,600,485
BENEFITS, PENSION, & UNCLASSIFIED FIXED COSTS		
019001-511900	EMPLOYEE BENEFITS	30,972,957
019001-512100	FICA - MEDICARE	2,069,116
019407-570900	PROPERTY AND CASUALTY INSURANCE	1,713,625
019111-511800	CONTRIBUTORY PENSION	18,421,745
TOTAL: BENEFITS, PENSION & UNCLASSIFIED FIXED COSTS		53,177,443
SUBTOTAL - FIXED COSTS & CITY DEPARTMENT COSTS		65,777,928
EDUCATION		
300	REVERE PUBLIC SCHOOLS - PER SCHEDULE 19	132,944,577
322	NORTHEAST REGIONAL VOCATIONAL	4,950,616
SUBTOTAL - SCHOOL DEPARTMENT		137,895,193
SUBTOTAL: CITY, SCHOOL, AND COMBINED FIXED COSTS - GENERAL FUND		258,606,013
WATER/SEWER ENTERPRISE		
604301	SALARIES	1,851,366
604302	EXPENSES -	1,363,252
604309	EXPENSES - Debt Principal	7,248,018
604309	EXPENSES - Debt Interest	2,919,557
604309	EXPENSES - SRF Admin Fees	152,010
604302-521300	MWRA ASSESSMENT - Water	7,261,260
604302-521200	MWRA ASSESSMENT - Sewer	13,416,080
SUBTOTAL: WATER/SEWER ENTERPRISE		34,211,543
SOLID WASTE ENTERPRISE		
424	SALARY	292,431
424	EXPENSES	4,456,976
SUBTOTAL: SOLID WASTE ENTERPRISE		4,749,407
TOTAL APPROPRIATION: GENERAL FUND AND ENTERPRISE FUNDS		297,566,963
<i>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:</i>		
OTHER AMOUNTS TO BE RAISED		
	CHERRY SHEET ASSESSMENT	22,342,904
	CHERRY SHEET OFFSET	162,804
	OVERLAY	1,565,373
	SNOW AND ICE DEFICIT	1,022,900
SUBTOTAL: OTHER AMOUNTS TO BE RAISED		25,093,981
GRAND TOTAL: ALL APPROPRIATED AND NON-APPROPRIATED EXPENDITURES		322,660,944

Attachment: FY2027 Budget Order (26-108 : FY2027 Budget Message)

City of Revere

Financial Overview – FY2027 Budget & Long Range Financial Planning Fiscal Years 2027-2034

PATRICK M. KEEFE JR.- MAYOR
RICHARD VISCAY – CFO

MAY 2026

Financial Overview

Goals:

- To review the financial condition of the City
- To review 10-year financial forecast
- To convey other related information regarding the financing of the new Revere High School, McKinley Renovation and McMackin Field

Objectives:

- To present important financial information to the City Council
 - FY2026 tax rate
 - Forecast city's financial situation for FY27-FY34
- To answer any questions and/or concerns of the City Council

Financial Condition of City:

The Good News

Stabilization funds and other trust accounts *(balances as of 4/30/26):*

- General Fund Stabilization Fund: \$ 12.2 million
- Water/Sewer Stabilization Fund: \$ 4.0 million
- Health Insurance Trust Fund: \$ 2.0 million* *(as of 6/30/25)*
- Other Post Employment Benefit Trust Fund: \$ 2.7 million
- Community Improvement Trust Fund: \$ 2.1 million
- High School Stabilization Trust Fund: \$ 1.9 million
- Affordable Housing Trust Fund: \$ 1.2 million
- Opioid Settlement Trust Fund: \$ 0.4 million
- Stormwater Stabilization Trust Fund: \$ 0.7 million

Bond Rating

- AA Bond Rating with a stable outlook per Standard & Poor
 - City's bond rating got reconfirmed Spring 2025
 - Next bond rating call June 2026

Financial Condition of City: The Challenges

Building financial capacity to fund new high school for the City of Revere and the Northeast Vocational.

- No appetite for a debt exclusion or override vote.

Rising Fixed Costs

- Health Insurance
 - Fund balance ending FY2025 has decreased to under \$3.1m
 - Successful negotiations with the Public Employee Committee (PEC) has resulted in savings of over \$1m for FY2027
- Pension Liability (must be funded by 2040)
 - *Revere's Liability on schedule to be fully funded by F2033*
- Other Post Employment Benefits (OPEB) Liability
 - *Represents unfunded liability for post-employment benefits of retirees*
 - *Recent negotiations with the PEC will result in a decrease of tens of millions of dollars to the OPEB Liability due to reduced costs of Medex and Managed Blue for Senior Plans*

FY2027 Budget Summary

FY27 Revenues: \$322.6m

- Property Taxes
 - \$133.2m
- Local Receipts
 - \$23.6m
- State Aid
 - \$125m
- Water/Sewer
 - \$37.3m
- Solid Waste
 - \$0.4m
- Other Financing Sources (OFS)
 - \$3.0 m (HS Debt interest)

FY27 Expenses: \$322.6m

- General Gov't
 - \$10.0m
- Public Safety
 - \$35.2m
- Education
 - \$137.9m
- Public Works
 - \$5.0m
- Human Svcs/Culture/Rec
 - \$4.6m
- Debt Service
 - \$12.6m
- Fixed Costs
 - \$53.2m
- Water/Sewer
 - \$34.2m
- Solid Waste
 - \$4.7m
- Assessments/Overlay/Snow & Ice Deficit
 - \$25.1m (*\$1m S&I Deficit included*)

Revenue Assumptions:

Property Tax:

- Based upon the best estimates on new development in the City as reported by the Chief Assessor and Building Commissioner.
- No tax overrides or debt exclusions are considered in the budget

Local Receipts:

- Receipts that are considered unrestricted general fund revenue.
- Increase for FY2027 @ 0.6%
- Any new recurring revenues will help build capacity
- Medicare D reimbursement goes away with new Prescription Drug Plan for seniors

State Aid:

- “Cherry Sheet” Revenues in the financial forecast are based upon the Senate’s latest numbers
- Increase for FY2027 @ 1.5%

Enterprise Funds:

- Revenues generated from rates and fees of the respective Enterprise Funds.
- Increase of 4% for the W/S Enterprise Fund
- Increase of 3% for the Solid Waste Enterprise Fund

Revenues: Property Taxes

FY2027 Property Tax Revenue: \$133.2m

- FY2026 Tax Levy = \$126.5m
- Prop 2 ½ Increase = \$3.1m
- Estimated New Growth = \$3.6m
 - *New Growth represents the additional property tax a city is allowed to collect from new development and improvements outside the standard 2.5% annual tax levy increase*

Estimated New Growth: \$23.6m cumulative over the five years listed below.

- FY28 ~ \$3.8m
- FY29 ~ \$5.8m
- FY30 ~ \$5.4m
- FY31 ~ \$5.0m
 - *New Growth forecasted on financial forecast spreadsheet*

Revenues: Local Receipts

FY2027 Local Receipts Estimate: \$ 23.7 m

- Increased by 0.6% from FY2026 (\$ 150k)

Local Receipts:

- Motor Vehicle Excise @ \$ 7.5m
- Rooms Excise @ \$ 3.4m
- Meals Excise @ \$ 1.3m
- Licenses & Permits @ \$ 3.7m
- Investment Income @ \$ 3.0m

Future Local Receipt forecast:

- Local Receipts estimated to increase between 2-3% per year.

Revenues: State Aid

FY2027 State Aid Estimate: \$125m *(per Senate FY27 budget)*

- Official Notification by the Commissioner of Revenue to municipalities of estimated State Aid to be paid (pending Conference Committee/Gov final)

Chapter 70

- We are scheduled to receive \$108.4m in Chapter 70 funding
 - Direct aid to Revere Public Schools

Unrestricted General Government Aid (UGGA)

- UGGA is direct local aid that can be spent for any legal purpose
- UGGA for FY27 per the last estimate from the State is \$ 13.3m

Total State Aid is estimated to increase 4% for FY2028 and beyond.

Revenues: Other Financing Sources (OFS)

FY2027 OFS Estimate: \$ 3.0m

- Other financing sources are revenue sources, typically from within the organization
 - For FY2027 the City has earned approximately \$3m in investment income from the \$75m BAN that will be used to offset the debt service for the new Revere High School
- The Administration will continue to fund the Revere High School Stabilization Fund to help bridge the funding gap as debt service costs increase (as construction progresses)
 - 10% of certified free cash is deposited annually into the Fund
 - All energy credits received will be diverted into the Fund
 - *These credits will come after the project is completed*
- We are seeking new, creative options to steer funds directly into the RHS Stabilization Fund

Revenues: Enterprise Funds

Water & Sewer and Solid Waste

FY2027 Total Enterprise Fund: \$ 37.7m

- Water/Sewer Enterprise: \$ 37.3m
 - Water/Sewer Enterprise Fund is 100% supported by the rates
 - MWRA Assessments and debt service from Consent Decree and are the major drivers of expenses.
 - Deferred Water Main replacement costs also contribute to the rising costs of the Water/Sewer Enterprise Fund
- Solid Waste Enterprise: \$ 390k
 - Solid Waste Enterprise is subsidized by \$ 4.4m in general fund tax dollars.
 - Revenues are forecasted to grow 3% for forecasting purposes

Expenses – General Government

FY27 General Government: \$ 10m

- FTE Decrease from 68.4 FTE to 67.4 FTE
- Creation of new department in Finance
 - Budget and Auditing have been separated into two separate budgets that align with recent changes in our accounting and financial systems with an emphasis on separation of duties and aligning roles and permissions.
- City Solicitor will take over Property and Casualty Insurance administration
 - Finance Department will continue to assist with the transition during FY2027
- Increases in contract service expenses come as a result of the implementation of new financial software modules in MUNIS
 - The City just went live with digitizing time and attendance for processing payroll
 - An evaluation of the appropriateness of MUNIS user roles and permissions resulted in an overhaul of all assigned roles, data access, attributes, and access designed to increase internal controls and streamline workflows between all departments

Expenses: Public Safety

FY2027 Public Safety expense: \$35.2 m

- Police
 - Two (2) new uniformed officer budgeted (114 including Chief)
 - Nine Civilians (8.7 FTE) budgeted for FY2026
 - Restructuring of civilian workforce by new Chief resulted in the creation of a new Public Safety Finance/Procurement position and a P/T position for body cam administration
- Fire
 - Two (2) new uniformed officers budgeted (122 including Chief)
 - Three (3) new fire trucks scheduled to be delivered in FY2027 (One ladder truck, two pumper trucks)
- MNRECC – 911 dispatch – level funded
 - The addition of Chelsea to the MNRECC will lead to future savings in this budget (FY2028)
- Inspectional Services
 - Budget decrease due to increased offset in expenses via special revenue fund offset (40u)
- Parking
 - Reduction of FTE with hiring of P/T v F/T
 - Crossing Guard Contract expired – negotiations to begin on new contract

Expenses: Education

FY2027 Revere School District: \$ 133m *(per Schedule 19 draft)*

- Funded at net school spending minimum requirement.
- This is the minimum contribution that the City can make to comply with Department of Elementary and Secondary Education (DESE) regulations.
- The \$133m represents operating costs only for RPS.
- All debt service for RHS addressed in the debt section of forecast.

FY2027 Regional Schools: \$ 4.9m

- Revere is the largest member of the Northeast Vocational (nearly 20% of total students)
- \$3.1m represents assessments from three schools, \$1.8m represents debt for NE Voc.
 - The debt service obligation for Revere for the construction of the new Northeast Voc. has been embedded into the long-range forecast
 - There are now sixteen (16) students enrolled at Essex Tech @ \$422,922
 - There is one (1) student enrolled at Minuteman Tech @ \$32,430

Expenses: Public Works

FY2027 Department of Public Works (DPW): \$ 5.1m

- DPW to take over all facilities management
 - Formerly budgeted in DPW, Police, and Fire
- FY2026 Snow and Ice Deficit will be raised as part of FY2027 budget
 - Approximately \$1m
- Reduction of one FTE in administration to be replace by P/T
 - 5 FTE admin
 - 15 FTE laborers
- Historic and Cultural Resources budget moved to DPW budget
 - \$10k for utilities

Expenses: Health, Human Services, Culture and Recreation

FY2027 Health & Human Services (HHS): \$ 2.2m

- Includes Public Health, Elder Services, Veterans, Commission on Disabilities and Human Rights Comm.
 - No major changes to report

FY2027 Culture and Recreation: \$ 2.4m

- Includes Library, Parks and Recreation, Haas Health and Wellness (HHW), Workforce Development & Youth Engagement
 - Library - New Bookmobile delivered (paid via ARPA)
 - Parks/Rec - New Digital Screen delivered (paid via grant)
 - HHW
 - Revolving Fund pending approval
 - Only labor budgeted for FY2027 (\$300k)
 - All other expenses of HHW to be covered by Revolving Fund

Expenses: Debt Services

FY2027 Debt Service (General Fund): \$ 12.6m

- The City's FY2027 debt schedule reflects all current debt service requirements as well as:
 - New RHS @ \$75m BAN (\$3.1m payment due July 2026)
 - Pro forma debt schedule part of forecast
 - McKinley School and McMackin Field debt to begin in FY2028
 - Pro forma debt schedule part of forecast
- The City will continue to issue short-term bonds as the construction of the new High School continues
 - Updated cash flow statements from Consigli/Leftfield will dictate how much money we need to borrow each year until the project is complete

Expenses: State Assessments

FY2027 State Assessments: \$ 22.3m

- Categories of charges to the City from the State include
 - Retired Teacher's Health Insurance (\$2.9m)
 - MBTA assessments (\$4.6m)
 - Special Education and Tuition Assessments
 - School Choice (\$875k)
 - Charter School (\$13.5m)
 - Mosquito Control (\$60k)

These assessments are netted from our State Aid

Expenses: Fixed Costs

Fixed Costs: \$ 53.2m, broken down as follows:

- Health Insurance: \$ 31m (0.7% increase)
 - Active plans and retiree plans increased 9% from FY2026 to FY2027 (Rx Coupon plan adopted).
 - New Medex 2 and MBS plans with Prescription Carve out Plans helped decrease costs by approx. \$1m.
 - Schools hedged down their headcount in anticipation of reductions to FTE (approx. \$975k savings).
- Property & Casualty Insurance: \$ 1.7m
 - P&C Insurance increase 12.5% for forecasting.
 - Increases in values, claims history, etc. driving rates.
- Retirement Assessment: \$ 18.4m
 - Increased COLA for all retirees in FY2027 from \$14k to \$15k
 - Funding at 76% of total liability
 - The unfunded liability of the pension scheduled to be funded by FY2033
 - Future capacity key to funding long term debt of RHS project
- FICA – Medicare \$ 2.1m (*1.45% tax on wages*)

Expenses: Enterprise Funds

Water & Sewer and Solid Waste

FY2027 Water/Sewer Enterprise: \$ 34.2m

- Salaries @ \$ 1.9m
- Expenses @ \$ 1.4m
- Long Term Debt Principal @ \$ 7.2m
- Long Term Debt Interest @ \$ 2.9m
- MWRA Water Assessment @ \$ 7.3m
- MWRA Sewer Assessment @ \$ 13.4 m

FY2027 Solid Waste Enterprise: \$ 4.7m

- Salaries/Expenses - \$ 340k
- Contracted Services –
 - Collection @ \$ 2.4
 - Recycling Disposal @ \$380k
 - Solid Waste Disposal @ \$1.7m
- Solid Waste Collection contract recently signed for FY2027-FY2031
 - 3.5% inc. per annum.
- Solid Waste Disposal contract in place for FY2027-FY2030 with five (5) option years to the City

Expenses: Other Financing Uses

Other financing uses are those uses that are not appropriated but required to be addressed per MGL:

- Overlay @ \$1.6m
 - Used to fund property tax abatements and statutory exemptions
- Cherry Sheet Offset @ \$163k
 - Receipts from Cherry Sheet that are to be used for a specific purpose (Library)
 - 4% increase
- Snow and Ice
 - \$1m to be raised to fund FY2026 operational deficit

Balanced Budget for FY2027:

Revenues = Expenses

Total Revenues - \$ 322.6*

Total Expenses - \$ 322.6*

- All revenues and expenses are estimated and rounded
- This budget will be the foundation basis for the forecast from FY2028 and beyond

Challenge – How will we close the funding gap during the years or construction of the new RHS while we wait for the tax revenues from new growth to catch up?

- Some ideas on the next slide to consider....

Bridging the Gap...

The following are bulleted ideas on palatable ways of funding the pending budget gap for FY2028 and beyond:

- CPA – up to 3% increase in tax levy for certain expenses that will create capacity in the General Fund
 - Historic Preservation, Open Space, Affordable Housing, administration
- Cannabis Excise
- Other ways to fund High School Stabilization Fund
 - Currently funded with 10% of annual free cash appropriation to the Fund and with pending tax credits from energy improvements from the construction of the new RHS (geothermal wells)
 - Other options to consider:
 - 50/50 split of all Community Improvement Trust funds (present and future)
 - Sale of City Owned Land
 - Donations/Sponsorships/Private-Public-Partnerships

Thank you!

On behalf of Mayor Patrick M. Keefe, I am happy to answer any questions regarding the FY2027 budget as submitted.

- *Richard Viscay*
- CFO/Budget Director/City Auditor

Budget hearing schedule – Ways and Means Subcommittee:

- Tuesday, June 9th – 9am to 3pm
- Wednesday, June 10th – 9am to 3pm
- Monday, June 22nd – 5pm to 6pm
 - Final Budget Discussion & Recommendations

Final budget adoption – City Council

- Monday, June 22nd – 6pm
 - Council to vote on FY2027 budget

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development
281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

June 16th 2026

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

Re: Economic Development Zoning Changes

Dear Members of the Revere City Council,

Please find attached proposed zoning amendments to the Body Art and Food Truck ordinances. These amendments expand the use of body art establishments to the General Business, Central Business, and Highway Business Districts by special permit of the City Council and expand the use of food trucks within the PDD2 District.

These changes have been crafted in partnership with DPCD, the City Solicitor's Office, the Health Department, and Licensing Department, and will support small business development in the city. I look forward to discussing with you all. If you have any questions in advance of the meeting don't hesitate to reach out.

Sincerely,

Tom Skwierawski
Chief of Planning and Community Development
City of Revere

May 15, 2026

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO BODY ART ESTABLISHMENTS

SECTION 1. Title 17, Chapter 17.16, Section 17.16.040 (D) in the Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by changing “no” to “sp” for body art establishments within the **CB and HB Districts**.

SECTION 2. Title 17, Chapter 17.16, Section 17.16.048 of the Revised Ordinances of the City of Revere is hereby amended by deleting the words in the title “Body art establishment in the TED district” and inserting in place thereof “Body art establishments.”

SECTION 3. Title 17, Chapter 17.16, Section 17.16.048 (A) of the Revised Ordinances of the City of Revere is hereby repealed by deleting this section in its entirety.

SECTION 4. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting the designation “B.” from this section.

SECTION 5. Title 17, Chapter 17.16, Section 17.16.048 (B) of the Revised Ordinances of the City of Revere is hereby amended by inserting “**CB, HB and**” before the word TED.

SECTION 6. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting “1.” and inserting in place thereof “A.”

SECTION 7. Title 17, Chapter 17.16, Section 17.16.048 (B)(1) of the Revised Ordinances of the City of Revere is hereby amended by inserting the word “and” before the word “houses” and deleting “residential uses and residential areas.”

SECTION 8. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting “2.” and inserting in place thereof “B.”

SECTION 9. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting “3.” and inserting in place thereof “C.”

SECTION 10. Title 17, Chapter 17.16, Section 17.16.048 (B) of the Revised Ordinances of the City of Revere is hereby amended by adding the following new paragraph:

“D. Body art establishments shall not be allowed in any residential or mixed-use residential buildings.”

SECTION 11. Title 17, Chapter 17.16, Section 17.16.048(B) of the Revised Ordinances of the City of Revere is hereby amended by adding the following new paragraph:

“E. No person shall practice body art or perform any body art procedure without obtaining a practitioner permit from the Board of Health in compliance with the Board of Health’s body art regulations. No body art establishment shall be constructed, altered, operated and maintained without receiving an establishment permit from the Board of Health in compliance with the Board of Health’s body art regulations.”

A ZONING ORDINANCE FURTHER AMENDING FOOD TRUCK REGULATIONS IN THE CITY OF REVERE

Be it ordained as follows:

SECTION 1. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting “no” in the row “Food truck” under the column “PDD2” and inserting in place thereof the word “yes²⁹”:

Use	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI
Food truck	no	no	no	no	no	no	yes ²⁸	no	yes ²⁹	yes ²⁹	no	no	no	no	yes ²⁹	yes ²⁹	no

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

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

June 16th, 2026

The Honorable Revere City Council

Revere City Hall

281 Broadway

Revere, MA 02151

Re: PILOT and Host Community Agreement, Revolution Battery Energy Storage

Dear Members of the Revere City Council,

Over the past few months, the City of Revere has been in discussions with the Flatiron Group (d/b/a Revolution Storage LLC) relative to their proposed 200-Megawatt AC Battery Energy Storage System (BESS) proposed at 0 Muzzey Street in Revere, also known as Caddy Farms. As discussed in previous City Council meetings, project proponents are undergoing plan reviews with municipal officials and have had extensive discussions with Revere's public safety team, in particular with Revere Fire. The project proponent intends to bring the project to the Site Plan Review Committee for its final approvals later this summer.

In addition to plan review, we have been working to negotiate a Payment in Lieu of Taxes (PILOT) Agreement and Host Community Agreement (HCA) with Flatiron for operation of the facility. This would be in lieu of Personal Property Taxes, pursuant to MGL Chapter 59, Section 5. The cumulative value of these two agreements is \$43.3m over 20 years, a considerable amount for a property that currently brings in roughly \$80k a year in property taxes.

The agreements, which would go into effect if the development commenced commercial operations, are valued in year one at \$600k (HCA) and \$1.6m (PILOT) and increase in value over time. The full 20-year schedule can be found on the last page of the respective agreements. Within the Host Community Agreement, the City has targeted investments in fire apparatus and training, deposits into the High School Stabilization Fund, and modest investments to support energy sustainability in the city. In addition, during this negotiation process we received a commitment from Flatiron, through a separate Project Labor Agreement, for this to be a 100% union-built site. We are requesting that the City Council authorize the Mayor to execute these agreements. We believe they are fair but strong and protect both the fiscal and public safety interests of the City. We look forward to discussing it with you further. If you have any questions, please don't hesitate to reach out.

Sincerely,

Tom Skwierawski

Chief of Planning and Community Development

City of Revere

HOST COMMUNITY AGREEMENT

This HOST COMMUNITY AGREEMENT (the “HCA” or the “Agreement”) is entered into as of [REDACTED], 2026 (“Effective Date”), by and between the City of Revere, a municipal corporation and body politic of the Commonwealth of Massachusetts, having its offices at 281 Broadway, Revere, MA 02151 (the “Host Community”), and Revolution Storage LLC, a Delaware limited liability company having a business address of 3660 Blake Street, Suite 750, Denver, CO 80205 (“Project Company”). The Host Community and Project Company are referred to herein collectively as the “Parties” and each individually as a “Party”.

RECITALS

A. The Host Community is host community to the proposed two hundred (200) megawatt AC battery energy storage system at Muzzey Street (City of Revere Parcel Identification Number: 34-479-5A) and Maple Street (City of Revere Parcel Identification Number: 33-478-1A) in Revere, MA (the “Project Site”), to be installed, owned, and operated by Project Company (collectively, the “Project”);

B. Project Company will apply for all necessary governmental approvals for the Project;

C. The Host Community intends, through this Agreement, to help ensure that the Project is beneficial for its community and the host community has sufficient public safety and fire suppression abilities to support the Project;

D. Project Company is willing to make the commitments as set forth herein; and

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Host Community and Project Company hereby covenant and agree as follows:

1. Cooperation Between Project Company and the Host Community

The Host Community and Project Company have entered into this Agreement to foster a cooperative working relationship with respect to the Project. Both Parties agree to work constructively and in good faith with the other to promote their mutual interests and further agree to cooperate to the maximum extent consistent with their respective activities and responsibilities. The rights, duties and obligations of the Parties hereunder shall be exercised in good faith and in a commercially reasonable manner.

2. Term

The term of this Agreement (the “Term”) shall commence on the Effective Date and, except as otherwise provided herein, shall end on the last day of the calendar year in which the Project is last operated by either Project Company or a successor Project owner (the “Termination Date”). This Agreement shall remain in full force and effect regardless of the status of any other agreement between the Parties. For purposes of this Agreement, the “Construction Period” shall

mean the period beginning on the date that the Project commences construction, as reflected in a notice of commencement of construction to be provided by Project Company to the Host Community following its occurrence, and ending at the commencement of the Operations Period, as such Operations period is defined below. The “**Operations Period**” shall mean the period beginning on the date that the Project commences commercial operation, as reflected in a notice of commencement of commercial operation to be provided by Project Company to the Host Community following its occurrence (the “**Commercial Operation Date**”) and ending on the Termination Date. The Operations Period, and any associated obligations under this Agreement during the Operations Period, shall be suspended, for any period of time in which regular commercial operation of the Project has been suspended.

3. Project Commitments

- a. Emergency Preparedness. During the Operations Period, as reasonably needed for planning relating to the Project, Project Company will offer annual preparedness, response, and risk reduction refresher training to the Host Community Fire Department, provided that Project Company shall not be required to incur more than Twenty-Five Thousand Dollars (\$25,000.00) per year for such training. At the Commencement of the Construction Period, Project Company shall provide a one-time payment of One Hundred Fifty Thousand Dollars (\$150,000.00) to the Host Community for the purpose of firefighter training and overtime and the purchase of firefighting equipment.
- b. Annual Monetary Contribution. Project Company will make an annual contribution to the Host Community in the sum set out in Exhibit A, attached hereto, to be used for any community needs, such contribution to be made by Project Company to the Host Community within sixty (60) days following the Commercial Operation Date and on the anniversary of the Commercial Operation Date every year thereafter during the Term. Six Hundred Thousand Dollars (\$600,000.00) will be allocated by the Host Community within the first annual monetary contribution under the HCA for the purchase of fire suppression apparatus and equipment by the Host Community Fire Department. In the event that Project Company is required pursuant to local permits, licenses, or approvals obtained in connection with the Project to provide funds, site alterations and/or site improvements to the Host Community relating to a community benefit or emergency preparedness purpose, then the annual contribution provided by Project Company pursuant to this Section 3(b) shall be reduced by the amount of funds that Project Company must expend under such local permit, license, or approval.
 - a. Community Outreach.
 - (i) Webpage. Project Company shall create, no later than ninety (90) days after the Effective Date, and maintain through the Commercial Operation

Date a webpage that provides information about the Project (the “**Project Webpage**”).

(ii) Periodic Updates to Host Community. Prior to the Commercial Operation Date, Project Company shall periodically (but at least once every six months or upon reasonable request of the Host Community (chief executive and/or governing board) or its designated representative (collectively, “**Host Community Representative**”) provide an update on the status of the Project to the Host Community Representative.

(iii) Construction Outreach. Once construction of the Project commences, Project Company will establish a construction community outreach plan with Host Community officials that will provide for timely public dissemination of information (which may be via the Project Webpage) regarding construction schedule, work hours, and material traffic impacts.

4. Adjustment for Increase in Power Capacity

To the extent that Project Company, at its sole option, makes any improvements to the Project such that the power capacity of the Project is increased beyond two hundred (200) megawatts AC, the Project Company and Host Community shall negotiate in good faith to adjust the annual payments to be made by Project Company to the Host Community, as the same are set out in Exhibit A, on terms mutually satisfactory to the Parties to be memorialized in a written amendment to the Agreement signed by both Parties hereto.

5. Insurance

Company agrees at all times following commencement of construction to maintain insurance coverage as required by applicable law and appropriate for the Project, including insurance for claims arising out of injury to persons or property, relative to either sudden and accidental occurrences or non-sudden and accidental occurrences, resulting from construction or operation of the Project. Project Company agrees to maintain or cause to be maintained insurance against such risks and for such amounts as are customarily insured against by projects of similar size and scope and shall annually provide insurance coverage information to the Host Community Representative and more often if there are any material changes to such coverage.

6. Facilitation of the Project

The Host Community agrees to take reasonable measures with respect to which it has legal capacity to facilitate the timely review of all local permits and approvals necessary to accomplish the Project and to act at all times during such review within its legal capacity. This Section is not intended to and shall not be construed to imply that the Host Community has the authority to direct the outcome of any application submitted to any independent, local permit-issuing authority nor that the Host Community has the independent or concurrent authority to issue any permits or other such approvals for the Project. Further, this Section is not intended to limit the exercise of the Host Community’s police powers or duty to protect public health and safety.

7. Independent Agreement

The Parties acknowledge and agree that this Agreement, in part and in its entirety, is and shall remain separate and distinct from any other agreements made between Project Company and the Host Community relative to this Project.

8. Representations and Warranties

a. Host Community Representations and Warranties. As of the Effective Date, the Host Community represents and warrants to Project Company:

- i. the Host Community is a municipality in the Commonwealth of Massachusetts with full legal right, power, and authority to enter into and to fully and timely perform its obligations under this Agreement;
- ii. the execution of the Agreement has been duly authorized, and each person executing the Agreement on behalf of the Host Community has full authority to do so and to fully bind the Host Community; and
- iii. the Host Community knows of no pending or threatened action, suit, proceeding, inquiry, or investigation before or by any judicial court or administrative or law enforcement agency against or affecting the Host Community or its properties wherein any unfavorable decision, ruling, or finding would materially and adversely affect the validity or enforceability of the Agreement or the Host Community's ability to carry out its obligations under the Agreement.

b. Project Company Representations and Warranties. As of the Effective Date, Project Company represents and warrants to the Host Community:

- i. Project Company has full legal capacity to enter into this Agreement;
- ii. the execution of the Agreement has been duly authorized, and each person executing the Agreement on behalf of Project Company has full authority to do so and to fully bind Project Company; and
- iii. Project Company knows of no pending or threatened action, suit, proceeding, inquiry, or investigation before or by any judicial court or administrative or law enforcement agency against or affecting Project Company or its properties wherein any unfavorable decision, ruling, or finding would materially and adversely affect the validity or enforceability of the Agreement or Project Company's ability to carry out its obligations under the Agreement.

9. Events of Default; Remedies; Limitation of Liability

- a. Events of Default by Project Company. The following shall each constitute an event of default by Project Company if followed by issuance by the Host Community to Project Company of a written notice of default (a “**Project Company Event of Default**”):
- i. Project Company breaches any non-monetary material obligation under the Agreement and fails to cure such breach within ninety (90) days after notification by the Host Community of the breach and such failure is not proximately caused by a Host Community Event of Default as set forth in this Agreement; provided that such period may be extended for an additional ninety (90) days if Project Company is diligently pursuing cure and cure is not commercially reasonable possible during such initial period;
 - ii. Project Company fails to make any payment due under this Agreement within ninety (90) days of such due date;
 - iii. if any material representation or warranty made by Project Company in this Agreement proves to have been intentionally misleading or false in any material respect when made and Project Company does not cure the underlying facts so as to make such representation or warranty correct within ninety (90) days of written notice from the Host Community; provided that such period may be extended for an additional ninety (90) days if Project Company is diligently pursuing cure and cure is not commercially reasonable possible during such initial period;
 - iv. Project Company: (a) files a petition or answer seeking reorganization or arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state, district, or territory thereof; (b) consents to the appointment of a receiver of the whole or any substantial part of its assets; (c) has a petition in bankruptcy filed against it, and such petition is not dismissed within ninety days after the filing thereof; (d) a court of competent jurisdiction enters an order, judgment, or decree appointing a receiver of the whole or any substantial part of Project Company’s assets, and such order, judgment or decree is not vacated or set aside or stayed within ninety days from the date of entry thereof; or (e) under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the whole or any substantial part of Project Company’s assets and such custody or control is not terminated or stayed within ninety (90) days from the date of assumption of such custody or control; or
 - v. Project Company transfers all or substantially all of its assets to another entity, and the transferee fails to assume, effective

immediately upon the effectiveness of such transfer all of the obligations of Project Company under this Agreement.

- b. In no event shall either Party's aggregate liability hereunder exceed Five Hundred Thousand Dollars (\$500,000.00).

10. Events of Default by Host Community

It shall constitute an event of default by the Host Community (a "**Host Community Event of Default**") if the Host Community breaches any material obligation under the Agreement and fails to cure such breach within sixty (60) days after notification by Project Company of the breach.

11. NO CONSEQUENTIAL OR PUNITIVE DAMAGES

NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES OF ANY CHARACTER RESULTING FROM, ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY INCIDENT TO ANY ACT OR OMISSION OF EITHER PARTY RELATED TO THE PROVISIONS OF THIS AGREEMENT, IRRESPECTIVE OF WHETHER CLAIMS OR ACTIONS FOR SUCH DAMAGES ARE BASED UPON CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY OR ANY OTHER THEORY AT LAW OR EQUITY.

12. Assignment

In the event that Project Company transfers the assets comprising the Project (each a "**Transfer**") to any person or entity (a "**Transferee**"), Project Company shall (i) ensure that Project Company and the Transferee execute a written assignment and assumption agreement by which Project Company assigns this Agreement to the Transferee and the Transferee assumes all of Project Company's obligations under this Agreement and (ii) provide notice to the Host Community promptly following such Transfer, in which event that Host Community shall inspect the Project Site for compliance with applicable laws and codes, including fire safety codes, and the Transferee shall be responsible, at its sole cost, to undertake any action necessary to ensure that the Project and Project site comply with applicable law and code requirements. Any assignment, collateral assignment, pledge, lease, or disposition by Project Company of the Project assets or this Agreement in connection with any financing, or to any entity controlling, controlled by, or under common control with, Project Company shall not be considered a Transfer, and the Host Community agrees to cooperate with and promptly provide any documentation requested by Project Company in connection with any financing, including consents and estoppels for the benefit of any financing party.

13. Termination

This Agreement shall not be subject to termination, except for the following events of termination:

- a. by mutual agreement of the Host Community and Project Company;

- b. by Project Company, in the event that it abandons the Project prior to the commencement of construction or commercial operation or there is any regulatory or legal proceeding or government investigation that results in an unfavorable judgment, order, decree, stipulation, or injunction that prevents Project Company, to be determined by Project Company in its sole discretion, from (or makes uneconomical) constructing or operating the Project; or
- c. by the Host Community, in the event of: (i) an incurable Project Company Event of Default; or (ii) a Project Company Event of Default which is not cured within three months of the date of the Event of Default.

14. Force Majeure

To the extent Project Company is prevented by Force Majeure (as defined below) from carrying out, in whole or part, its obligations under this Agreement, then Project Company will be excused from, the performance of such obligations under this Agreement (other than the obligation to make payments then due or becoming due with respect to performance prior to the Force Majeure). Project Company will use commercially reasonable efforts to eliminate or avoid the Force Majeure and resume performing its obligations; provided, however, that Project Company is not required to settle any strikes, lockouts or similar disputes except on terms acceptable to Project Company in its sole discretion. During the period in which, and to the extent that, obligations of Project Company are excused by Force Majeure, the Host Community will not be required to perform or resume performance of its obligations to Project Company corresponding to the obligations of Project Company excused by Force Majeure. Project Company shall give the Host Community notice of the Force Majeure, together with reasonable details regarding such event, promptly after the Force Majeure first prevents performance by Project Company.

For the purposes of this Agreement, “**Force Majeure**” means any cause not within the reasonable control of Project Company which precludes it from carrying out, in whole or in part, its obligations under this Agreement, including, but not limited to: Acts of God; winds; hurricanes; tornadoes; extreme weather; fires; pandemics; epidemics; landslides; earthquakes; floods; other natural catastrophes; strikes; lockouts or other industrial disturbances; acts of public enemies; acts of terrorism; acts, failures to act or orders of any kind of any governmental authority acting in its regulatory or judicial capacity; insurrections; military action; war, whether or not it is declared; sabotage; riots; civil disturbances or explosions. Nothing in this provision is intended to excuse Project Company from performing due to any governmental act, failure to act, or order, where it was reasonably within Project Company’s power to prevent such act, failure to act, or order. Notwithstanding anything in the Agreement to the contrary, Force Majeure shall not mean:

- a. Customary inclement weather (in contrast to extreme weather) affecting construction, operation, or decommissioning of the Project.
- b. Any nonpayment under this Agreement.
- c. Economic hardship of Project Company.

15. Notices

All notices, demands, requests, consents, or other communications required or permitted to be given or made under the Agreement shall be in writing and addressed to the following:

If to Project Company:

Revolution Storage LLC
 c/o Flatiron Energy Development, LLC
 3660 Blake Street, Suite 750
 Denver, CO 80205
 Phone: (720) 548-2384
 Email: notices@flatiron.energy

If to the Host Community:

City of Revere
 281 Broadway
 Revere, MA 02151
 Phone: 781-286-8166
 Email: pcapizzi@revere.org

Notices hereunder shall be deemed properly served: (a) by hand delivery, on the day and at the time on which delivered to the intended recipient at the address set forth in the Agreement; (b) if sent by mail, on the third business day after the day on which deposited in the United States certified or registered mail, postage prepaid, return receipt requested, addressed to the intended recipient at its address set forth in the Agreement; or (c) if by Federal Express or other reputable express mail service, on the next business day after delivery to such express mail service, addressed to the intended recipient at its address set forth in the Agreement. Notices may also be transmitted by electronic mail, provided that any notice transmitted solely by electronic mail which is not confirmed as received by the receiving Party (not including auto-confirmations) shall be followed up by personal delivery or overnight delivery within forty-eight (48) hours. Either Party may change its address and contact person for the purposes of this Section by promptly giving notice thereof in the manner required herein.

16. Entire and Complete Agreement; Binding Effect

This Agreement constitutes the entire and complete agreement of the Parties with respect to the subject matter hereof, exclusive of all prior understandings, arrangements, and commitments, all of which, whether oral or written, having been merged herein, except for contemporaneous or subsequent written understandings, arrangements, or commitments signed by the parties intended to be bound thereby. This Agreement shall bind and inure to the benefit of the Parties to this Agreement and any successor or assignee acquiring an interest hereunder.

17. Governing Law

This Agreement and the rights and duties of the Parties hereunder shall be governed by and shall be construed, enforced, and performed in accordance with the laws of the Commonwealth of Massachusetts without regard to principles of conflicts of law.

18. Dispute Resolution and Venue

Unless otherwise expressly provided for in this Agreement, the dispute resolution procedures of this Section shall be the exclusive mechanism to resolve disputes arising under this Agreement between the Host Community and Project Company. The Host Community and Project Company agree to use their respective best efforts to resolve any dispute(s) that may arise regarding this Agreement.

Any dispute that arises under or with respect to this Agreement that cannot be resolved in the daily management and implementation of this Agreement shall in the first instance be the subject of informal negotiations between management personnel from Project Company and the Host Community, who shall use their respective best efforts to resolve such dispute. The period for informal negotiations shall not exceed thirty (30) days from the time the dispute arises unless it is modified by written agreement of the Parties. The dispute shall be considered to have arisen when one Party sends the other Party a written notice of dispute.

In the event that the Parties cannot resolve a dispute by informal negotiations under the preceding Section of this provision, the Parties agree to submit the dispute to mediation. Within fourteen (14) days following the expiration of the time period for informal negotiations, the Parties shall propose and agree upon a neutral and otherwise qualified mediator. In the event that the Parties fail to agree upon a mediator, the Parties shall request the American Arbitration Association, Boston office, to appoint a mediator. The period for mediation shall commence upon the appointment of the mediator and shall not exceed sixty (60) days, unless such time period is modified by written agreement of the Parties involved in the dispute. The decision to continue mediation shall be in the sole discretion of each Party. The Parties will bear their own costs of the mediation.

In the event that the Parties cannot resolve a dispute by informal negotiations or mediation, venue for judicial enforcement shall be the Suffolk County Superior Court. **EACH PARTY HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT.** Notwithstanding the foregoing, injunctive relief may be sought without resorting to alternative dispute resolution to prevent irreparable harm that would be caused by a breach of this Agreement. In any such judicial action, the “**Prevailing Party**” shall be entitled to payment from the opposing party of its reasonable costs and fees, including, but not limited to attorneys’ fees, arising from the civil action. As used herein, the phrase “**Prevailing Party**” shall mean the party who, in the reasonable discretion of the finder of fact, most substantially prevails in its claims or defenses in the civil action.

19. Confidentiality

The Parties understand that the Host Community is subject to, among other laws, the Massachusetts Public Records Act, G.L. c. 66, § 10 and G.L. c. 4, § 7, cl. 26, pursuant to which all documents and records made or received by the Host Community shall, absent an exemption or law to the contrary, constitute a public record subject to disclosure. To the extent not inconsistent with the Host Community’s duty set forth in the preceding sentence, if either Party or its

representatives provides to the other Party or its representatives confidential information, including business plans, strategies, financial information, proprietary, patented, licensed, copyrighted or trademarked information, and/or technical information regarding the design, operation and maintenance of the Project or of a Party's business ("**Confidential Information**"), the receiving Party shall protect the Confidential Information from disclosure to third parties with the same degree of care accorded its own confidential and proprietary information, but in any event not less than a commercially reasonable degree of care, and refrain from using such Confidential Information except in the negotiation and performance of this Agreement. Notwithstanding any other provision herein, neither Party shall be required to hold confidential any information that: (i) becomes publicly available other than through the receiving Party; (ii) is required to be disclosed by a governmental authority, under applicable law or pursuant to a validly issued subpoena, but a receiving Party subject to any such requirement shall promptly notify the disclosing Party of such requirement; (iii) is independently developed by the receiving Party; or (iv) becomes available to the receiving Party without restriction from a third party under no obligation of confidentiality. For avoidance of doubt, nothing in this Agreement shall require Project Company to disclose confidential or proprietary information of Project Company, including confidential or proprietary information of a third party in the possession of Project Company.

20. Amendments

This Agreement may only be amended or modified by a written amendment to the Agreement signed by both Parties hereto.

21. Severability

If any Section, phrase or portion of the Agreement is, for any reason, held or adjudged to be invalid, illegal or unenforceable by any court of competent jurisdiction, such Section, phrase, or portion so adjudged will be deemed separate, severable and independent and the remainder of the Agreement will be and remain in full force and effect and will not be invalidated or rendered illegal or unenforceable or otherwise affected by such adjudication, provided the basic purpose of the Agreement and the benefits to the Parties are not substantially impaired.

22. Headings and Captions

The headings and captions appearing in this Agreement are intended for reference only and are not to be considered in construing the Agreement.

23. Counterparts; Scanned Copies

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument. The Parties agree that a scanned or electronically reproduced copy or image of this Agreement bearing the signatures of the Parties hereto shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of the execution, terms and existence of this Agreement notwithstanding the failure or inability to produce or tender an original, executed counterpart of this Agreement and without the requirement that the unavailability of such original, executed counterpart of this Agreement first be proven.

24. Waiver

No waiver by either Party hereto of any one or more defaults by the other Party in the performance of any provision of the Agreement shall operate or be construed as a waiver of any future default, whether of like or different character. No failure on the part of either Party hereto to complain of any action or non-action on the part of the other Party, no matter how long the same may continue, shall be deemed to be a waiver of any right hereunder by the Party so failing. A waiver of any of the provisions of the Agreement shall only be effective if made in writing and signed by the Party who is making such waiver.

25. Joint Work Product

This Agreement shall be considered the work product of both Parties hereto, and, therefore, no rule of strict construction shall be applied against either Party.

26. Successors and Assigns

This Agreement shall be binding upon and enforceable by Project Company and the Host Community and each of their respective successors and assigns.

27. No Joint Venture

Nothing herein contained shall be deemed to constitute either Party a partner, agent, or legal representative of the other Party or to create a joint venture, partnership, agency, or any relationship between the Parties. The obligations of the Parties are individual and not collective in nature.

28. Further Assurances

From time to time and at any time at and after the execution of the Agreement, each Party shall execute, acknowledge, and deliver such documents and assurances, reasonably requested by the other and shall take any other action consistent with the terms of the Agreement that may be reasonably requested by the other for the purpose of effecting or confirming any of the transactions contemplated by the Agreement.

29. No Limitation of Regulatory Authority

The Parties acknowledge that nothing in this Agreement shall be deemed to be an agreement by the Host Community to issue or cause the issuance of any permit or approval, or to limit or otherwise affect the ability of the Host Community to fulfill its regulatory mandate or execute its regulatory powers consistent with applicable law.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives under seal as of the date first above written.

PROJECT COMPANY:

REVOLUTION STORAGE LLC

By: _____
Name:
Title:

THE HOST COMMUNITY:

CITY OF REVERE

By: _____
Name: Patrick M. Keefe, Jr.
Title: Mayor

Attest: _____
Name: Ashley Melnik
Title: City Clerk

Attachment: Host Community Agreement Battery Energy Storage Facility 06222026 (26-132 : Host Community Agreement and PILOT

Exhibit A
Payment Schedule

Operations Year	HCA
1	\$ 600,000.00
2	\$ 600,000.00
3	\$ 600,000.00
4	\$ 600,000.00
5	\$ 600,000.00
6	\$ 615,000.00
7	\$ 615,000.00
8	\$ 615,000.00
9	\$ 615,000.00
10	\$ 615,000.00
11	\$ 630,375.00
12	\$ 630,375.00
13	\$ 630,375.00
14	\$ 630,375.00
15	\$ 630,375.00
16	\$ 646,134.38
17	\$ 646,134.38
18	\$ 646,134.38
19	\$ 646,134.38
20	\$ 646,134.38
Total	\$ 12,457,546.88

Attachment: Host Community Agreement Battery Energy Storage Facility 06222026 (26-132 : Host Community Agreement and PILOT

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

between

REVOLUTION STORAGE LLC

and

CITY OF REVERE

dated as of [REDACTED], 2026

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT FOR PAYMENT IN LIEU OF TAXES (this “**Agreement**”) is made and entered into as of [REDACTED] by and between Revolution Storage LLC, a Delaware limited liability company (“**Developer**”), and the City of Revere, a municipal corporation duly established by law and located in Suffolk County, Commonwealth of Massachusetts (the “**City**”). Developer and the City are collectively referred to in this Agreement as the “**Parties**” and are individually referred to as a “**Party**”.

A. Developer plans to build and operate a battery energy storage system and associated improvements (the “**Project**”) with an expected nameplate capacity of approximately 200 megawatts alternating current (“**MW AC**”) on two parcels of land totaling approximately 28 acres located at Muzzey Street (City of Revere Parcel Identification Number: 34-479-5A) and Maple Street (City of Revere Parcel Identification Number: 33-478-1A) Revere, MA (the “**Property**”);

B. It is the intention of the Parties that Developer make annual payments to the City for the term of this Agreement in lieu of personal property taxes on the Project, in accordance with applicable law, including M.G.L. c. 59, § 5, Clause Forty-fifth, as affected by Sections 61 and 63 of Chapter 8 of the Acts of 2021 and as interpreted by Massachusetts Department of Revenue Information Guideline Release No. 21-24, together with any Massachusetts Department of Revenue regulations adopted in connection therewith;

C. Because both Developer and the City need an accurate projection of their respective expenses and revenues with respect to the personal property that is taxable under law, the Parties believe that it is in their mutual best interests to enter into this Agreement fixing the payments that will be made with respect to all taxable personal property incorporated within the Project for the term of the Agreement;

D. The Parties intend that, during the term of the Agreement, Developer will not be assessed for any statutory personal property taxes to which it might otherwise be subjected under Massachusetts law, and this Agreement will provide for the exclusive payments in lieu of such personal property taxes that Developer (or any successor owner of the Project) will be obligated to make to the City with respect to the Project during the term hereof, provided, however, that the Parties do not intend for this Agreement to affect any direct payments for services provided by the City to the Project, including but not limited to, water and sewer services, and similar payment obligations not in the nature of personal property taxes or substitutes for such taxes that Developer is otherwise obligated to pay the City; and

E. The Parties have reached this Agreement after good faith negotiations; and

NOW, THEREFORE, in exchange for the mutual commitments and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Payment in Lieu of Personal Property Taxes. Developer agrees to make payments to the City in lieu of personal property taxes on and after the Completion Date (as defined below) for a period of twenty (20) consecutive fiscal tax years, commencing with the fiscal tax year that begins following the first January 1 on or after the Completion Date, in the amounts per year in Exhibit A. Each annual payment will be paid to the City in four (4) equal quarterly installments on or before August 1, November 1, February 1, and May 1 of each such fiscal tax year during the term of this Agreement and the annual payment amount and payment date will be noted on a quarterly bill issued by the City to Developer. Except to the extent that Paragraphs 2, 3 and 4 of the Agreement provide otherwise, Developer agrees that the payments in lieu of taxes under this Agreement will not be reduced on account of a depreciation factor, revaluation or reduction in the City's tax rate or assessment percentage beyond that anticipated by the Parties herein and already reflected in Exhibit A, and the City agrees that the payments in lieu of taxes will not be increased on account of an inflation factor, revaluation or increase in the City's tax rate or assessment percentage beyond that anticipated by the Parties herein and already reflected in Exhibit A. For purposes of this Agreement, "Completion Date" shall mean the date as of which the Project has received permission to operate from the electric utility and has commenced regular, daily commercial operation, as such date is specified in a written notice from Developer to the City.

a. Specific Expenditures. The City and Developer agree that Six Hundred Seventeen Thousand Dollars (\$617,000.00) shall be allocated by the City from the first four (4) quarterly installments due from Developer to City hereunder for the purchase of fire suppression apparatus and equipment by the City Fire Department. In the event that Developer is required pursuant to local permits, licenses, or approvals obtained in connection with the Project to provide funds, site alterations and/or site improvements to the City relating to a community benefit or emergency preparedness purpose, then the payment provided by Developer pursuant to this Agreement shall be reduced by the amount of funds that Developer must expend under such local permit, license, or approval.

2. Improvements or Additions, Retirements. To the extent that Developer, at its sole option, makes any capital improvements to the Project or adds additional personal property before, on or after Completion Date, and in no event including such capital improvements or additional personal property located outside the City boundary line, the remaining payments in lieu of taxes will be increased as described in Paragraph 3. To the extent that Developer, at its sole option, reduces the size of the Project, retires or removes any capital improvements from the Project or retires or removes any personal property from the Project before, on or after the Completion Date, the remaining payments in lieu of taxes will be decreased as described in Paragraph 3.

Notwithstanding the foregoing, consistent with applicable Massachusetts Department of Revenue regulations, only the addition of equipment on or after the Completion Date that adds value to the Project (not including replacement of existing equipment, machinery and pollution control and other equipment that is exempted from local property taxes) will lead to an increase in the payments in lieu of taxes due under this Agreement. No additional payments in lieu of property taxes will be due or required for (i) replacement of personal property or equipment or machinery that is nonfunctional, obsolete or is replaced solely due to wear and tear or casualty or as part of scheduled or unscheduled maintenance or (ii) pollution control or other equipment that is exempted from taxation by the provisions of M.G.L. c. 59, § 5(44) or other applicable laws or regulations in

effect from time to time or (iii) equipment installed as required by or in response to any statute, law, regulation, consent decree, order, case, tariff or policy of any governmental authority, utility or regional grid operator, including without limitation for purposes of mandating additional control of any emission or pollution or mandating certain operational parameters.

3. Calculation of Adjustment. Except as otherwise provided in Paragraph 2, to the extent that before, on or after the Completion Date, Developer makes any capital improvements to the Project, or adds additional personal property to the Project, or retires or removes any capital improvements or personal property from the Project, then the remaining payments due hereunder will be adjusted proportionately to reflect any related percentage increase or decrease in the nameplate capacity (AC) of the Project.

4. Payment Collection. To the extent allowed by law and except as provided in Paragraph 1(a) herein, the provisions of M.G.L. c. 60 and other applicable law will govern the collection of any payments in lieu of taxes provided for in this Agreement as though they were personal property taxes due and payable to the City.

5. Tax Status. The City agrees that, commencing on the Effective Date and until the expiration of the term of this Agreement, the City will not assess Developer for any personal property taxes with respect to the Project to which Developer might otherwise be subject under Massachusetts law, and the City agrees that this Agreement will exclusively govern the payments of all ad valorem personal property taxes and payments in lieu of such taxes that Developer will be obligated to make to the City with respect to the Project; provided, however, that this Agreement is not intended to affect, and will not preclude, other assessments of general applicability by the City for excise taxes on vehicles due pursuant to G.L. c.60A and for services provided by the City to the Project, including but not limited to, water and sewer services. The City agrees that no personal property taxes will be due from or assessed to Developer with regard to the Project or the associated personal property other than the payments in lieu of taxes described in this Agreement. For avoidance of doubt, during the term of this Agreement, the City will not impose personal or real property taxes attributable to the Project, as it is the Parties' understanding that the payments made under this Agreement are in lieu of property taxes or incremental property taxes attributable to the Project, including without limitation the improvements on the Property comprising the Project. This Agreement does not affect or limit in any way the assessment and collection of (i) taxes for property not related to the Project, and (ii) real property taxes for the Property other than taxes attributable to the Project.

6. Successors and Assigns. This Agreement will be binding upon the successors and assigns of Developer, and the obligations created hereunder will run with the Property and the Project. In the event that Developer sells, transfers, leases, or assigns the Property or all or substantially all of its interest in the Project, this Agreement will thereafter be binding on the purchaser, transferee, or assignee. A notice of this Agreement will be recorded in the applicable Registry of Deeds forthwith upon execution.

7. Water and Sewer Rates and Fees. The City agrees that it will not charge Developer water and sewer rates or connection fees greater than the prevailing rates and fees applicable to all other commercial users in the City. In the event that the City ever privatizes, leases, sells, or

otherwise transfers its water or sewer system or its waste-water treatment plant to a private owner or operator, this provision will be binding on such successor owner or operator.

8. Statement of Good Faith. The Parties agree that the payment obligations established by this Agreement were negotiated in good faith pursuant to the requirements of applicable law. Each Party was represented by counsel in the negotiation and preparation of this Agreement and has entered into this Agreement after full and due consideration and with the advice of its counsel and its independent consultants. The Parties further acknowledge that this Agreement is fair and mutually beneficial to them because it reduces the likelihood of future disputes over personal property taxes, establishes tax and economic stability at a time of continuing transition and economic uncertainty in the electric utility industry in Massachusetts and the region, and fixes and maintains mutually acceptable, reasonable and accurate payments in lieu of taxes for the Project that are appropriate and serve their respective interests. The City acknowledges that this Agreement is beneficial to it because it will result in mutually acceptable, steady, predictable, accurate and reasonable payments in lieu of taxes to the City. Developer acknowledges that this Agreement is beneficial to it because it ensures that there will be mutually acceptable, steady, predictable, accurate and reasonable payments in lieu of taxes for the Project.

9. Additional Documentation and Actions. Each Party will, from time to time hereafter, execute and deliver or cause to be executed and delivered, such additional instruments, certificates and documents, and take all such actions, as the other Party reasonably requests for the purpose of implementing or effectuating the provisions of this Agreement and, upon the exercise by a Party of any power, right, privilege or remedy pursuant to this Agreement that requires any consent, approval, registration, qualification or authorization of any third party, each Party will execute and deliver all applications, certifications, instruments and other documents and papers that the exercising Party may be so required to obtain.

10. Invalidity. The Parties understand and agree that this Agreement shall be void and unenforceable if this Agreement, or any material portion of this Agreement is determined or declared by a court or agency of competent jurisdiction to be illegal, void, or unenforceable. In the event this Agreement is declared void in accordance with this Paragraph, any payments due and/or made to the City before the date of such declaration shall be and remain property of the City and to the extent permitted by law, shall be deemed full satisfaction of the taxes in lieu of which they were made.

11. Notices. All notices, consents, requests, or other communications provided for or permitted to be given hereunder by a Party must be in writing and will be deemed to have been properly given or served upon the personal delivery thereof, via courier delivery service or otherwise. Such notices shall be addressed or delivered to the Parties at their respective addresses shown below.

If to Developer:

Revolution Storage LLC
c/o Flatiron Energy
3660 Blake Street, Suite 750

Denver, CO 80205
Attn: Jennifer Taylor

with a copy to:

Jonathan S. Klavens, Esq.
Klavens Law Group, P.C.
420 Boylston Street, 6th Floor
Boston, MA 02116

If to City:

City of Revere
281 Broadway
Revere, MA 02151
Attn: Treasurer/Collector

Any such addresses for the giving of notices may be changed by either Party by giving written notice as provided above to the other Party. Notice given by counsel to a Party shall be effective as notice from such Party.

12. Applicable Law. This Agreement will be made and interpreted in accordance with the laws of the Commonwealth of Massachusetts. Developer and the City each consent to the jurisdiction of the Massachusetts courts or other applicable agencies of the Commonwealth of Massachusetts regarding any and all matters, including interpretation or enforcement of this Agreement or any of its provisions.

13. Good Faith. The City and Developer shall act in good faith to carry out and implement this Agreement.

14. Force Majeure. Developer and the City both recognize that there is the possibility during the term of this Agreement that all or a portion of the Property or Project may be damaged or destroyed or otherwise rendered unusable due to events beyond the control of either Party. These events are referred to as “**Force Majeure**.” As used herein, Force Majeure includes, without limitation, the following events:

- a. Acts of God including floods, winds, storms, earthquake, fire, or another natural calamity;
- b. acts of war or other civil insurrection or terrorism; or
- c. taking by eminent domain by any governmental entity of all or a portion of the Property or the Project.

In the event an event of Force Majeure occurs during the term of this Agreement with respect to any portion of the Property or Project that renders the Property or Project unusable for the customary purpose of the storage or delivery of electricity for a period of more than sixty (60) days, then Developer may, at its election and in its sole discretion, notify the City of the existence of this condition as well as of its decision whether or not to rebuild that portion of the Property or

Project so damaged or destroyed or taken.

If Developer elects not to rebuild, then it may notify the City of its termination of this Agreement and the Project will thereafter be assessed and taxed as though this Agreement does not exist. For avoidance of doubt, in the event a Force Majeure results in the removal or retirement (or a decision not to repair, replace or rebuild a portion of the equipment comprising the Project), there shall be an adjustment pursuant to Paragraphs 2 and 3 above.

15. Binding Effect; Termination. This Agreement will be binding upon and inure to the benefit of Developer and its successors and assigns, as owners of the Project. Following any assignment of this Agreement, Developer will be relieved of all further liability hereunder provided that the assignee assumes in writing all obligations of Developer hereunder. A copy of any such written assignment and assumption shall be delivered to the City. Notwithstanding the foregoing or any other provision contained herein to the contrary, Developer or its successors and assigns may terminate this Agreement in the event that (i) Developer's lease of the Property is terminated at any time for any reason or (ii) the Project ceases commercial operation and is decommissioned. Upon termination of this Agreement for any reason, the equipment and improvements comprising the Project will be subject to property tax.

16. Covenants of Developer. During the term of the Agreement, Developer will not voluntarily do any of the following:

- a. seek to invalidate this Agreement, or otherwise take a position adverse to the purpose or validity of this Agreement, except as expressly provided herein;
- b. convey by sale, lease or otherwise any interest in the premises to any entity or organization that qualifies as a charitable organization pursuant to M.G.L. c. 59, § 5 (Third) unless this Agreement or comparable substitute agreement is lawfully reaffirmed to ensure continuation of the payments hereunder; or
- c. fail to pay the City all amounts due hereunder when due in accordance with the terms of this Agreement.

17. Covenants of the City. So long as Developer is not in breach of this Agreement during its term, the City will not do any of the following:

- a. seek to invalidate this Agreement or otherwise take a position adverse to the purpose or validity of this Agreement;
- b. seek to collect any property tax upon the improvements on the Property comprising the Project in addition to the amounts herein;
- c. except in connection with collection of property taxes expressly permitted by Paragraph 5 of this Agreement, impose any lien or other encumbrance upon the Property or the improvements thereon (including the Project) except as is expressly provided herein or in connection with any other monies owed to the City.

The City shall timely comply with any recordkeeping, filing or other requirements mandated by the Massachusetts Department of Revenue in connection with PILOT agreements for energy

facilities.

18. Certification of Tax Compliance. Pursuant to M.G.L. c. 62C, § 49A, the undersigned Developer by its duly authorized representative certifies that it is in tax compliance with the tax laws of the Commonwealth of Massachusetts.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives under seal as of the Effective Date.

REVOLUTION STORAGE LLC

By: _____
Name:
Title:

CITY OF REVERE

By: _____
Name: Patrick M. Keefe, Jr.
Title: Mayor

Attest: _____
Name: Ashley Melnik
Title: City Clerk

Attachment: Host Community Agreement Battery Energy Storage Facility 06222026 (26-132 : Host Community Agreement and PILOT

Exhibit A
Payment Schedule

Operations Year	PILOT
1	\$ 1,500,000.00
2	\$ 1,500,000.00
3	\$ 1,500,000.00
4	\$ 1,500,000.00
5	\$ 1,537,500.00
6	\$ 1,537,500.00
7	\$ 1,537,500.00
8	\$ 1,537,500.00
9	\$ 1,537,500.00
10	\$ 1,575,937.50
11	\$ 1,575,937.50
12	\$ 1,575,937.50
13	\$ 1,575,937.50
14	\$ 1,575,937.50
15	\$ 1,615,335.94
16	\$ 1,615,335.94
17	\$ 1,615,335.94
18	\$ 1,615,335.94
19	\$ 1,615,335.94
20	\$ 1,615,335.94
Total	\$ 31,259,203.13

Attachment: Host Community Agreement Battery Energy Storage Facility 06222026 (26-132 : Host Community Agreement and PILOT

Motion presented by Councillors Cogliandro and Zambuto: That the City Council amend Rule 34 of the City Council Rules of Order - Public Comment Pursuant to Chapter 402 of the Acts of 1965 to include employees of the City of Revere as follows:

1. Second paragraph of Rule 34 is hereby amended by deleting it in its entirety and inserting in place thereof, “Public Comment does not apply to public hearings (see Rule 24) nor when the Mayor, General Court, department heads, or other officials are requested to appear before the Council (see Rule 41).”
2. Third paragraph of Rule is hereby amended by deleting, “Revere residents or Revere business-owners” and inserting in place thereof, “Revere residents, Revere business-owners, and employees of the City of Revere”
3. Section 1 of Rule 34 is hereby amended by deleting, “Revere residents or Revere business-owners” and inserting in place thereof, “Revere residents, Revere business-owners, and employees of the City of Revere”.
4. Section 2 of Rule 34 is hereby amended by inserting the following sentence after the third sentence: “Employees of the City of Revere shall provide their full name, department in which they are employed, and their complete residential address.”