



Town of Reading Meeting Posting with Agenda

Board - Committee - Commission - Council:

Select Board

Date: 2022-08-09

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda: Revised

Purpose: General Business

Meeting Called By: Caitlin Nocella on behalf of Chair Mark Dockser

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.

Topics of Discussion:

	<i>This Meeting will be held in-person in the Select Board Meeting Room at Town Hall and remotely on Zoom. It will also be streamed live on RCTV as usual.</i>	PAGE #
	Join Zoom Meeting https://us06web.zoom.us/j/81087888034 Meeting ID: 810 8788 8034 One tap mobile +16465189805,,81087888034# US (New York) +16465588656,,81087888034# US (New York) Dial by your location +1 646 518 9805 US (New York) +1 646 558 8656 US (New York) Meeting ID: 810 8788 8034 Find your local number: https://us06web.zoom.us/u/kewFPXCo	
7:00	Overview of Meeting	
7:05	Public Comment	
7:10	SB Liaison & Town Manager Reports	
7:20	Introduction to Veterans Services Officer William Valliere	
7:25	Reading Coalition Staff Report	

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



Town of Reading Meeting Posting with Agenda

7:45	Review Town Clerk Memo on VOTES Legislation and Vote to Designate the Town Clerk and Chief of Police to determine number of officers at the polling location	
7:55	Close Warrant State Primary Election 9/6 (deadline 8/30)	
8:00	Public Hearing – Vote on Parking Regulation Changes, including electric vehicle restrictions	
8:20	Proclamation Honoring the Life and Legacy of Bill Russell	
8:30	Vote to approve MWRA Debt for Lead Line Replacement Loan Program	
8:40	Vote to approve budgets for Conservation Commission	
8:50	Approve Trail Easement for Conservation Commission at 269 Main Street	
8:55	Vote Easement Requests Previously approved by Town Meeting; Lilah Lane	
9:00	Vote Easement Requests Previously Approved by Town Meeting: 369 Main Street Water Line	
9:05	Vote Affordable Housing Trust Fund Special Act and Bylaw for November Town Meeting	
9:15	Discuss and potentially act on: (1) response to Request For Proposals (RFP) for Lease of Space for a Senior Center, and (2) issuance of an RFP for Lease-to-Buy Option and/or Buy Option for Space for a Senior Center	
9:45	Discuss Future Agenda Items	
9:50	Approve Meeting Minutes	

Capital Improvement Plan (CIP)

8/4/2022 15:31	FY-2021	FY-2022	FY-2023	FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY23-33	
Facilities - CORE	350,000	690,000	62,000	250,000	50,000	271,000	296,000	500,000	772,000	50,000	105,000	50,000	50,000	2,456,000	
Energy (Performance Contract) \$4.95mil debt	Debt	Debt	Debt	Debt	Debt									-	
Energy Improvements II OPM/Design	300,000													-	
Energy Improvements II \$5.0mil/15yr			Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	-	
Energy (Green Repairs) \$1.05mil debt	Debt	Debt												-	
Bldg Security - \$4.0mil debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt			-	
Bldg Sec. - window film (schools)		140,000												-	
Permanent Bld Committee	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	550,000	
RMHS Building project ~\$55mil debt	xDebt	xDebt	xDebt	xDebt										-	
RMHS Bldg proj - \$6 mil Litig. some debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt							-	
RMHS Retaining Wall - \$0.5mil debt	Debt													-	
RMHS Turf 2 - \$2.225 mil debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt				-	
RMHS Stadium OPM/Design		250,000												-	
RMHS Glycol Reclamation & Installation				200,000										200,000	
RMHS Stadium Turf/Track \$3 mil/10yr			Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	-	
RMHS/RISE playground design			12,000											-	new
RMHS/RISE playground improvements							140,000							-	new
RMHS Fldhouse floor/bleachers \$1.7 mil TBD debt (\$175K design; \$1.3mil project)														-	
Parker MS roof project OPM/design		250,000												-	
Parker MS Roofing project \$2.7mil/10yr			Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	-	
Parker MS Roofing project \$500/10yr				Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	-	
Coolidge MS roof project design									447,000					447,000	move out 5yrs+\$120k
Coolidge Alarm Panel					70,000									70,000	move out 5yrs+\$120k
Coolidge MS Roofing project \$3.7mil/10yr										Debtna	Debtna	Debtna	Debtna	-	move out 5yrs+\$800k
Modular Classrooms \$1.2m debt	Debt	Debt	Debt	Debt										-	
Killam Building project TBD xDebt														-	
Barrows/Wd End Bldg projects \$0.8mil debt	xDebt	xDebt	xDebt	xDebt										-	
Barrows/Wd End Bldg projects debt	Debt	Debt	Debt	Debt										-	
Birch Meadow ES roof project design									190,000					190,000	move out 5yrs+\$40k
Birch Meadow Roofing project \$1.9 mil/10yr										Debtna	Debtna	Debtna	Debtna	-	move out 5yrs+\$400k
Library Building project \$18.4 mil debt	xDebt	xDebt	xDebt	xDebt	xDebt									-	
Police Sta. project \$1.5mil/10yr			Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	Debt	-	
Town Hall Roofing project \$450k								450,000						450,000	move out 1yr
Main St. Fire Sta Roofing project \$225k	w/ surplus													-	
Community Center TBA xDebt if >\$5mil														-	
DPW Bldg project TBD														-	
Electrician Van Ford E350 Econoline (2014)						54,000								54,000	
Carpenter's Pickup Ford F-350 (2013)						53,000								53,000	
Carpenter's Cut-away Van (2017)									55,000					55,000	
Plumber's Cut-away Van (2017)											55,000			55,000	
Pickup Truck Chevy 2500HD (2016)							53,000							53,000	
Van E350 Econoline (2006)							53,000							53,000	
Bob Cat skid steer	w/ surplus													-	
Bobcat Skid - snowplow (2008)					44,000									44,000	
Bobcat Utility - snowplow (2013)									30,000					30,000	

Capital Improvement Plan (CIP)

8/4/2022 15:31	FY-2021	FY-2022	FY-2023	FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY23-33	
Birch Meadow Master Plan														-	
Birch Meadow Master Plan Design		150,000												-	
Phase 1 \$2.0mil/10yr debt					Debtna	Debtna	Debtna	Debtna	Debtna	Debtna	Debtna	Debtna	Debtna	-	new
Support & general Circulation \$750k-\$1.2mil														-	
Imagination Station Parking \$450-550k														-	
Lacrosse Wall \$100-150k														-	
Phase 2 \$3.25mil/10yr debt														-	
Pickleball Cts, Playground, Parking \$800k-\$1.0mil														-	
Basketball Courts \$500-650k														-	
Morton Field improvements \$600-950k														-	
Castine Field \$75-100k														-	
Higgins Farm Conserv Area \$100-150k														-	
Birch Meadow Drive Improvements \$250-400k														-	
Phase 3 \$6.0mil/10yr debt														-	
Softball/Multi purpose new turf field \$3.2-3.6mil														-	
Coolidge Field turf \$2.2-2.4 mil.														-	
Artificial Turf@Parker MS (replace) moved \$800k to TBD														-	
Barrows Tennis court repairs								125,000						125,000	
Barrows Basketball court repairs								100,000						100,000	
Barrows Replace backstop & repair infield								125,000						125,000	
Killam Field improve, drainage, repaving (\$350k) held for Killam project decision														-	
Wood End Field Repairs									325,000					325,000	
(*) below indicates \$950k in state bond bill details TBA (\$805k identified below)														-	
*Wash Pk:Replace backstop & shift field							150,000							150,000	
*Wash Pk:Walking Paths							100,000							100,000	
*Mem Pk: Replace Band Stand						50,000								50,000	move up 1yr
*Mem Pk:Court resurface						20,000								20,000	move up 1yr
*Symonds:Replace backstop							150,000							150,000	move up 1yr
*Hunt Pk:Replace backstop						125,000								125,000	move up 1yr
Sturges Pk:Tennis court repairs											75,000			75,000	
Sturges Pk:Basketball court repairs											85,000			85,000	
Sturges Pk:Backstop repairs											50,000			50,000	
Public Safety - Fire/EMS	322,000	1,300,000	435,000	130,000	950,000	170,000	265,000	465,000	477,000	1,100,000	125,000	-	900,000	5,017,000	
Ladder Trk #1 (2008: \$800k, next FY22) (15 years)		1,300,000												-	
Ladder Truck & Equipment		Grant Funded TBD												-	new
Pumper Eng #1 (2010-\$525k; next FY30)										1,100,000				1,100,000	
Pumper Eng #2 (2007-\$410k; next FY25)					950,000									950,000	
Pumper Eng #3 (2016 \$630k; next FY36)														-	
Pumper Eng #4 (2020 \$800k; next FY40)														-	
Ambulance #1 (2017- 10 yrs)								425,000						425,000	
Ambulance #2 (2010 - 10yrs) & equip			400,000										500,000	900,000	combined +\$5k
Ambulance equipment								40,000					45,000	85,000	
Passenger Car#1 (2005 - 10yrs)				65,000										65,000	
Passenger Car#2 (2009 - 10yrs)				65,000										65,000	
Passenger Car#3 (2018 - 10yrs)									77,000					77,000	
Pickup Truck #1 (2019 - 12yrs)											85,000			85,000	
Pickup Truck #2 (2012 - 12yrs)						80,000								80,000	
Alarm Truck (1994 - 20yrs)														-	
ALS Defibrillator (2019 - 7yrs)	90,000					40,000							50,000	90,000	

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8/4/2022 15:31	FY-2021	FY-2022	FY-2023	FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY23-33	
BLS AEDs (2020-8yrs)							25,000						30,000	55,000	
Rescue Tool											40,000			40,000	
Breathing Apparatus (2017-12yrs)						20,000			300,000					320,000	
Breathing Air Compressor	62,000													-	
Breathing Air Bottles						30,000								30,000	
CPR Compression Device							20,000							20,000	
Thermal Imaging (2018 - 10yrs)									60,000					60,000	
Fire Hose			35,000						40,000					75,000	
Turnout Gear (2014 - 5yrs)	170,000						220,000						275,000	495,000	
Public Safety - Police/Dispatch	-	110,000	100,000	-	-	50,000	25,000	-	175,000	-	50,000	500,000	30,000	930,000	
Police Unmarked Vehicle						50,000					50,000			100,000	
Police equipment (tasers) (7 years)		110,000							175,000					175,000	new
Firearms Replacement (12 years)			100,000											100,000	
Vehicle Video Integration														-	
Radios (Police & Fire 2010 - 12yrs)												500,000		500,000	
AEDs							25,000						30,000	55,000	
Public Works - Equipment	437,500	505,000	584,000	1,260,000	-	960,000	735,000	411,000	594,000	-	656,000	610,000	312,000	6,122,000	
Large Trucks	-	-	-	480,000	-	665,000	215,000	290,000	465,000	-	300,000	320,000	312,000	3,047,000	
C-03 Dump Truck C3 (2016)												75,000		75,000	
C-04 Dump Truck C2 (2012)								70,000						70,000	
H-05 Small Dump Truck #7 (2012)						65,000								65,000	
H-06 Aerial Pickup Truck #14 (2017)														-	
H-07 Truck #10 (2018)									230,000					230,000	
H-08 Truck #9 - Sander (2017)													250,000	250,000	
H-09 Truck #8 - 10 wheeler (2016)												245,000		245,000	
H-10 Truck #22 - Sander (2015)											240,000			240,000	
H-11 Truck #4 - Sander (2014)									235,000					235,000	
H-12 Truck #16 - Sander (2011)								220,000						220,000	
H-14 Truck #3 - Sander (2010)							215,000							215,000	
H-15 Truck #5 (2008)						200,000								200,000	
H-16 Truck # 7 (2008)				240,000										240,000	
H-17 Truck # 11 (2008)				240,000										240,000	move up 2yrs
H-18 Truck #19 - Sander (2007)						200,000								200,000	
H-19 Truck #18 - Sander (2006)						200,000								200,000	move out 2yrs
P-03 Dump truck #24 Parks (2017)													62,000	62,000	
P-04 Dump truck #12 Parks (2015)											60,000			60,000	
Pick-ups/Cars/Vans	-	-	-	235,000	-	167,000	110,000	121,000	-	-	130,000	-	-	763,000	
C-02 Pickup Ford Utility #C1 (2014)											60,000			60,000	move out 1yr
C-06 Cem. #4 Ford Sedan (2006)							40,000							40,000	move up 4yrs
CAR 1 Ford Escape (2016)							60,000							60,000	
CAR 2 Car #3 Ford Escape HYBRID (2008)				55,000										55,000	battery-
E-01 Chevy Traverse (2019)														-	
F-02 Pickup Chevy #9 Parks (2011)				100,000										100,000	
H-01 Pickup #16 (2015)								62,000						62,000	
H-02 Pickup #18 (2006)						60,000								60,000	
H-03 Pickup #4 (2020)											70,000			70,000	
H-04 Pickup Ford Utility #11 (2014)						67,000								67,000	
M-02 Pickup #1 (2020)														-	
PFC-01 Ford Escape (2017)								59,000						59,000	
P-02 Pickup Ford #2 Parks (2015)							50,000							50,000	

Capital Improvement Plan (CIP)

8/4/2022 15:31	FY-2021	FY-2022	FY-2023	FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY23-33	
Pickup for P/F/C Supervisor				80,000										80,000	
Backhoes/Loaders/Heavy Equipment	275,000	-	-	280,000	-	80,000	-	-	-	-	-	-	-	360,000	
C-07 Backhoe Loader (2020)														-	
H-20 Loader JD 624 (2020)														-	
H-21 Loader JD 624 (2017)														-	
Loader to replace Sicard				280,000										280,000	new
H-22 Backhoe JD 710L HWY (2020)	190,000													-	
H-23 Bobcat Loader (2015)														-	
P-05 Ventrac tractor (2020)	85,000													-	
P-06 Tractor JD4520 (Parks) (2012)						80,000								80,000	new
Specialty Equipment - Heavy Duty	-	460,000	395,000	225,000	-	-	180,000	-	50,000	-	111,000	-	-	961,000	
F-04 Bucket Truck #21 Forestry (2009)		275,000												-	
F-05 Chipper/Loader/Truck #23 (2008)			210,000											210,000	
H-24 Forklift (2016)														-	
H-25 Crawler Dozer (2003)														-	
H-26 Snow Primoth SW4S (2016)											111,000			111,000	move out 7yrs
H-27 Snow Trackless (2015)							180,000							180,000	move out 1yr
H-28 Snow Holder #1 c992 (2015)			185,000											185,000	move up 2yrs +\$5k
H-29 Snow Holder #2 c480 (2013)		185,000												-	
H-31 Leeboy Pavement Sprd (2014)														-	
H-32 Hamm Roller, Large (2014)														-	
H-33 Hamm Roller, Small (2016)									50,000					50,000	
H-34 Leeboy Roller, Small (1998)														-	
H-41 Screener (2018)														-	
Blower unit for Loader				225,000										225,000	new
W-23 Sicard HD Snowblower (1999)														-	500k new
Specialty Equipment - Light Duty	162,500	35,000	39,000	16,000	-	-	80,000	-	10,000	-	115,000	280,000	-	540,000	
C-14 SmithCo 48" Sweeper (2012)							30,000							30,000	
C-15 SKAG Leaf Vac (Cem) (2015)											25,000			25,000	
C-16 Carmate Trailer (2019)											20,000			20,000	
C-17 Big Tex Trailer (2013)									10,000					10,000	
F-06 Vemeer Chipper (2018)												225,000		225,000	new
F-08 Stump Grinder new (2021) (replace 20 yrs)	80,000													-	
F-09 Trailer Dump Trailer (2015)											50,000			50,000	
F-10 Truck Mount Sprayer 500gal (2015)											20,000			20,000	
H-35 Tack Machine for Paving (2004)														-	
H-36 Curb-builder for Paving (2010)														-	
H-37 HotBox for Paving (2020)	57,500													-	
H-38 Cement Mixer Tow Behind (2005)														-	
H-39 Mobile Compressor (1) (2019)	25,000													-	
H-40 Mobile Compressor (2) (2020)														-	
H-42 Trailer (2012)														-	
H-43 Trailer, Roller (1998)														-	
H-44 Eager beaver Trailer #2 (1996)		35,000												-	
P-11 Smithco SuperStar (2016)												30,000		30,000	
P-12 Smithco 60 Turf Sweeper (2016)							40,000							40,000	
P-13 Sweeper/Blower/Mower (1985)			15,000											15,000	
P-14 Leaf Vac SKAG (2016)												25,000		25,000	
P-15 Trailer (2016)							10,000							10,000	
P-16 Trailer (2013)				16,000										16,000	

Capital Improvement Plan (CIP)

8/4/2022 15:31	FY-2021	FY-2022	FY-2023	FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY23-33	
P-17 Trailer (stump grinder)			24,000											24,000	
P-18 Trailer Enclosed (2007)														-	
Lawnmowers	-	10,000	150,000	24,000	-	48,000	150,000	-	69,000	-	-	10,000	-	451,000	
C-08 Mwr SKAG TT #2 (2017)									24,000					24,000	
C-09 Mwr (Cem.) SKAG 48" (2016)									12,500					12,500	
C-10 Mower SKAG 61" (2008)				24,000										24,000	
C-11 Mwr (Cem.) Scag 52" Stander (2021)												10,000		10,000	
C-12 Mwr SKAG 36" (2012)									12,500					12,500	
C-13 Mwr SKAG TT 61" #3 (2011)		10,000				24,000								24,000	move out 1yr
P-07 Mwr SKAG TT #5 (2017)						24,000								24,000	
P-08 Mwr SKAG									20,000					20,000	new
P-09 Mwr (Pks) TORO 5910N (2014)							150,000							150,000	
P-10 Mower - TORO Gang (2007)			150,000											150,000	
DPW: Parks & Cemetery	25,000	100,000	200,000	175,000	200,000	400,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,375,000	
Gen'l Fence Replacement	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	550,000	
DPW Yard Improvements														-	
Strout Avenue Improvements														-	remove -\$100k
School Site Improvements						200,000								200,000	move out 1yr
(parking lots, sidewalks, walkways)						B Meadow								-	
Rock Wall repairs - Memorial Park			100,000											100,000	
Rock Wall Repair Program				100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	+\$25k
Rock Wall repairs - Laurel Hill														-	
Rock Wall repairs - Joshua Eaton														-	
Gen'l Parking Lot Improvements		50,000	50,000	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	525,000	
DPW: Roads														-	
Track Road Bridge #1														-	
Track Road Bridge #2														-	
															grant funded TBD
Sidewalk/Curb/Ped. Safety	100,000	200,000	100,000	100,000	100,000	100,000	125,000	150,000	175,000	175,000	200,000	200,000	200,000	1,625,000	
Skim Coating & Crack Seal Patch	100,000	100,000	100,000	100,000	100,000	100,000	125,000	150,000	175,000	175,000	200,000	200,000	200,000	1,625,000	
West Street - Local shr (\$1.3mil)	Debt	Debt	Debt	Debt	Debt									-	
Lowell Street \$500k			500,000		600,000									1,100,000	
General Fund - various roads	400,000	550,000	425,000	425,000	425,000	450,000	475,000	500,000	525,000	550,000	550,000	550,000	550,000	5,425,000	
TOTAL GENL FUND VOTED - ROADS	600,000	850,000	1,125,000	625,000	1,225,000	650,000	725,000	800,000	875,000	900,000	950,000	950,000	950,000	9,775,000	
Grants - various roads	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	6,600,000	
TOTAL ROAD CAPITAL	1,200,000	1,450,000	1,725,000	1,225,000	1,825,000	1,250,000	1,325,000	1,400,000	1,475,000	1,500,000	1,550,000	1,550,000	1,550,000	16,375,000	
Biggest Changes in Capital since November 2021 Town Meeting								Concerns							
Coolidge & Birch Meadow roof projects (debt) moved out 5 years from FY24/25 to FY29/30								RMHS Fieldhouse bleachers/floor \$1.7mil funded FY27 - safety issue							
Coolidge MS roof increased to \$3.7mil from \$2.8mil															
Birch Meadow ES roof increased to \$1.9mil from \$1.5mil								Killam ES - any costs not Excluded debt should be identified very soon							
Birch Meadow Field project phase I (\$2mil) added as debt in FY25 (design work underway)								Debt projects planned for FY24 need public discussion							
RISE playground surface added FY23/24 (\$132k)								1. \$1 mil 'community sustainability'							
HVAC work (\$1.7mil) for Barrows & Wood End added back to plan								2. downtown improvments/Haven Street (\$7 mil identified; \$5mil in state bond bill)							
Barrows \$710k in FY28/FY29															
Wood End \$1.012mil in FY29/FY30															
Strout Avenue Improvements (\$100k in FY23) removed from plan															

Coalition Update



www.reading.k12.ma.us/community/readingcoalition/

Our staff



Erica McNamara, MPH, Director

**Krystal Mellonakos-Garay, MA,
Outreach Coordinator**

**Taunya L. Jarzyniecki, LCMHC
MLADC, Public Safety Clinician**

Our interns



Megan Rienzo
Syracuse University
Major: Public Health



Ally Brown
Endicott College
Major: Psychology

Advisory Board



24 stakeholders, appointed by the Director, from Reading & the region that serve in an advisory capacity to:

- **Exchange & share info**
- **Supply staff with feedback**
- **Spread the word about resources & events.**

Our vision

WE ARE A COALITION OF YOUTH AND ADULTS WORKING TO CREATE A SAFE, VIBRANT AND HEALTHY READING IN WHICH ALL MEMBERS - YOUNG TO OLD - ENGAGE IN MAKING HEALTHY DECISIONS AND ACTIVELY WORK TOGETHER TO ENSURE THAT TODAY'S RESOURCES SHAPE TOMORROW'S STRENGTHS. EST. 2006

Our Strategic Prevention Framework



Our goals

BUILD



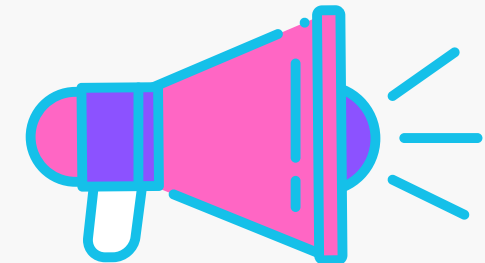
**COMMUNITY
COLLABORATION**

REDUCE



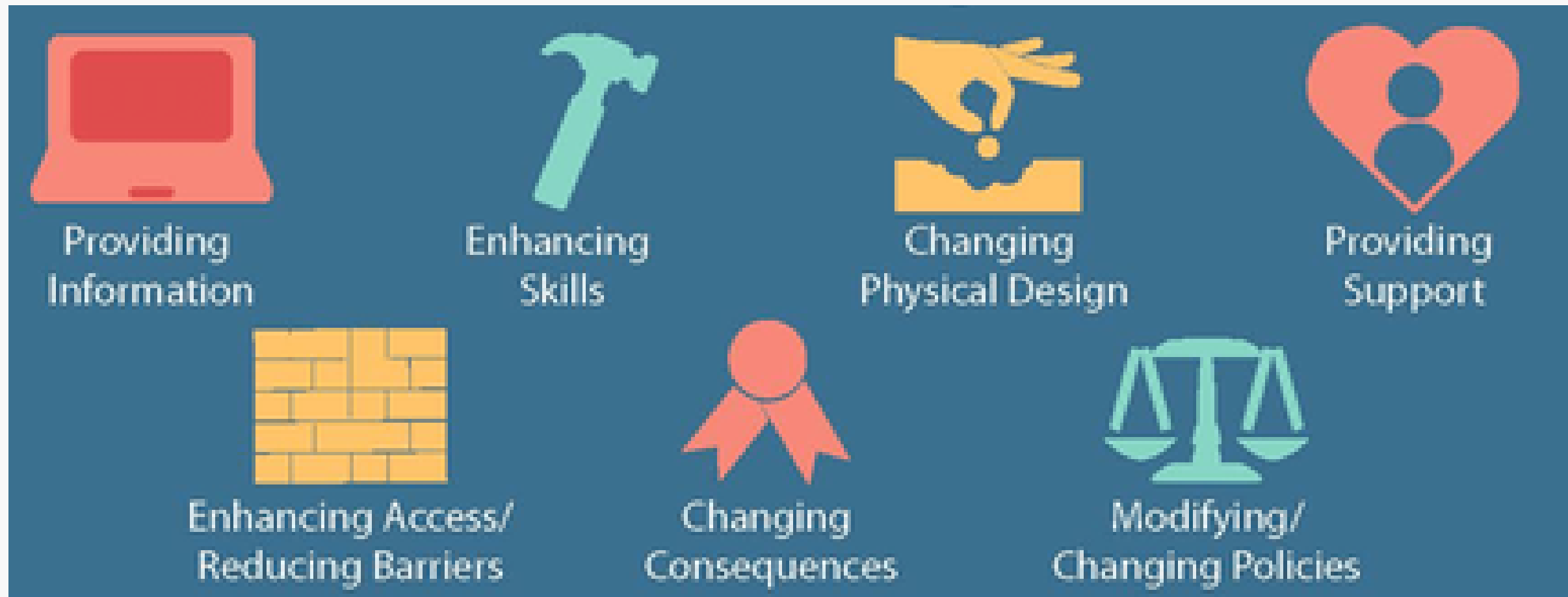
**SUBSTANCE
MISUSE**

PROMOTE



**MENTAL
HEALTH**

Our Coalition Strategies



Our Output

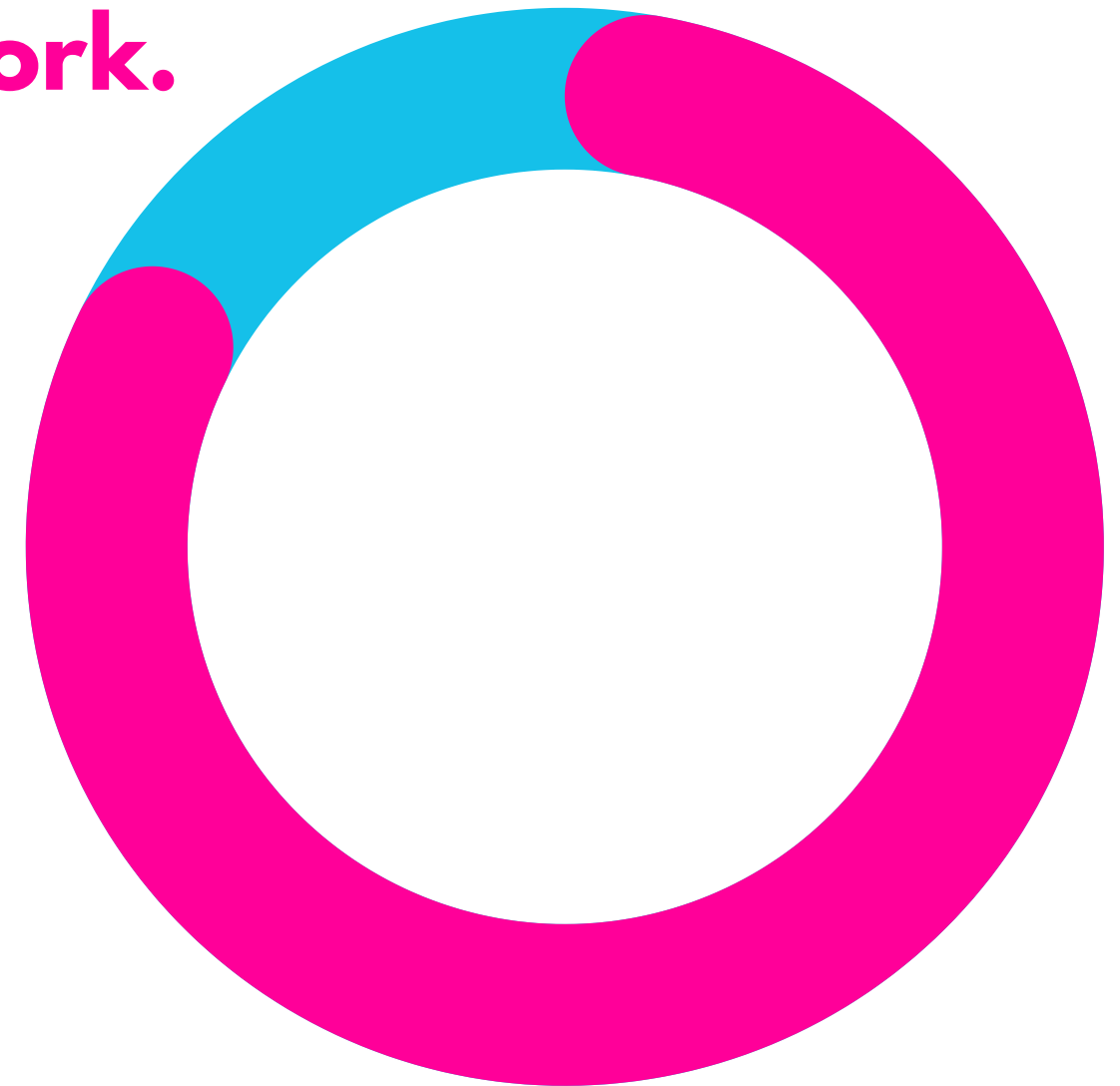
Social Solutions cloud based software tracks our work.

Apricot is:

- **HIPAA compliant**
- **Password protected**
- **Varied templates/ training**

We conducted 115 coalition activities which reached 2,100 individuals in 2021.

- **85% of staff time spent on coalition activities.**
- **15% of staff time spent on professional development.**



Mental Health First Aid

Coalition Director taught teen Mental Health First Aid for 213 (11th grade) students in RMHS Health classes & Adult Mental Health First Aid for 15 Reading Public Library staff.



Mental Health
FIRST AID

from NATIONAL COUNCIL FOR
MENTAL WELLBEING

Our Outreach Efforts

- Outreach @ community events including Pride Events, Friends & Family Day, Burbank Y Healthy Kids Day, National Night Out & more.
- Conducted "Trusted Adult" chats during Substance Misuse Screening for all RMHS sophomores.
- Arranged an Eating Disorder Prevention Presentation for parents.
- Taught CHV Class to 10 RMHS students.
- Coordinated Pocket Talk Pilot Program.



Professional Development Highlights

- **OC completed 8-week Youth Worker Certificate Training Program by the BEST Institute.**
- **OC became a certified Youth Mental Health First Aid Instructor.**
- **OC, PSC & Intern attended Youth at Risk Conference at Endicott College (sponsored by MVPHC.)**
- **OC attended Mental Health & Law Enforcement Conference at Fitchburg State University.**
- **OC attended the CADCA Mid-Year Training Institute in Orlando, Florida (sponsored by MVPHC.)**
- **CIT Steering Committee completed CIT Coordinators Program.**

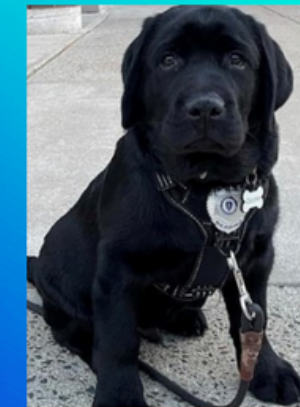


Coalition & SKOOS

- Educated all 6-8 graders at Austin Prep on Vaping Prevention.
- Reached all RMHS 9th graders on Opioid Prevention.
- Hosted Green Ribbon Project with RMHS.



Join Coop & Rusty in supporting Mental Health Awareness. Wear a Green Ribbon in May!



Officer Cooper



Officer Rusty



Rocket Leaders in Action



Our Clinical Support

New Public Safety Clinician position created by Town Meeting. Taunya started on April 4, 2022. Her focus has been on...

- Building relationships with police, schools, and town departments.
- Rapport building followups and case management on CIT related cases.
- Established Office Hours at the Senior Center, RPL, and at the PD.
- Brief therapeutic support for residents.



Crisis Intervention Team

Est. 2020



First responder
& follow-up



Reduce
barriers &
provide follow-
up



Provide
Domestic
Violence
services



Training & best
practices



Our Clinical Collaborations

Public Safety Clinician participates in...

Reading Hoarding Task Force with Health, Fire, Building, Elder/Human Services & Police representatives.

Medford Regional HUB Team

Regional Clinical & Recovery Professionals Group

Our Resources

**MENTAL HEALTH
RESOURCE LIST FOR READING, MA**



**SUBSTANCE USE
RESOURCE LIST FOR READING, MA**



**107 READING RESIDENTS USED
INTERFACE IN 2021-2022**

WILLIAM JAMES COLLEGE
INTERFACE Referral Service

Free to the town of
Reading

Resource Information
Provider Referrals

Where can you learn about Mental Health Resources in or near your community?
How can you access Mental Health Services?

Find answers at the William James College INTERFACE Referral Service website:
interface.williamjames.edu

Or call the **INTERFACE® Helpline** at **1-888-244-6843** Monday-Friday 9:00 am-5:00 pm.

Our Regional Work



MYSTIC VALLEY
Public Health Coalition

**MALDEN
MEDFORD
MELROSE
READING
STONEHAM
WAKEFIELD
WINCHESTER**

NEEDS ASSESSMENT

QUALITATIVE

- 8 YOUTH FOCUS GROUPS
- 3 PARENT FOCUS GROUPS
- REGIONAL PUBLIC HEALTH YOUTH GROUP
- 34 KEY INFORMANT INTERVIEWS
- 36 INFORMAL INTERVIEWS

QUANTITATIVE

- YOUTH RISK DATA
- CENSUS DATA
- MA DEPT. OF EDUCATION DATA

2022 RECOVERY & REMEMBRANCE EVENT



Join us for a gathering of our 7 communities to celebrate our recovery community and those loved ones we have not forgotten.

Malden Medford Melrose Reading
Stoneham Wakefield Winchester

SAVE THE DATE

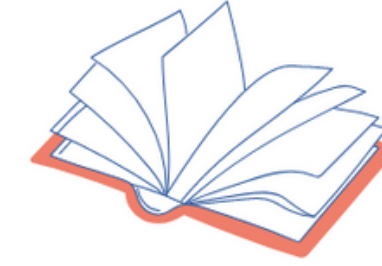
9/28/2022

6:00-7:30 PM

READING TOWN COMMON



A WALK TO REMEMBER STORY FROM



Malden

"Beloved Brother" Chris Scalfo



7.4.99 – 6.20.20



LEARN MORE

www.reading.k12.ma.us/community/readingcoalition/





Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk /Records Access Officer
781-942-9050

fax: 781-942-9070
website: www.readingma.gov

To: Select Board
Fidel Maltez

From: Laura A Gemme
Town Clerk /Chief Election Official

Date: August 4, 2022

Subject: VOTES act of 2022

On June 22, 2022 the election reform law known as the "VOTES act" was signed into law by Governor Baker. The VOTES act includes many changes such as Vote-by-Mail and Early In-Person Voting are now permanent. A part of the VOTES act that is of concern to members of the Select Board is Chapter 92, Section 72.

Chapter 92, Section 72: The select board, board of selectmen, town council or city council of each city and town, in consultation with its election officers and registrars, shall detail a sufficient number of police officers or constables for each building that contains the polling place for 1 or more precincts at every election therein to preserve order and to protect the election officers and supervisors from any interference with their duties and to aid in enforcing the laws relating to elections.

In the Town of Reading the Town Clerk while working with the Police Chief or designee has determined the number of officers needed at the Polling location. The Police Chief or designee has worked with staff to determine the number of officers that will work the Polling location, keeping in mind all union contracts. Officers are assigned to provide protection from the loading of the truck in the AM at Town Hall to the unloading of the truck in the PM at Town Hall.


The number of officers at the Polling location I recommend depends on the election itself and the predicted turn-out; that number has been four to eight officers.

I recommend that the board vote to designate the Town Clerk while working with the Police Chief to determine the number of officers needed at all elections going forward and that the Select Board designate the Police Chief the authority to schedule police officers, following all bargaining agreements. This agreement will not stop the Police Chief or designee from assigning extra officers, under department expense, if the Police Chief or designee decides that it might be necessary.

Recommended Motion:

Vote to approve a sufficient number of police officers at the polling location at every election therein to preserve order and to protect the election officers from any interference with their duties and to aid in enforcing the laws relating to elections, as required by Section 72 of the Chapter 92 of the Acts of 2022, and to designate the Police Chief the authority to assign police officers following all bargaining agreements.

As always, please do not hesitate to reach out with any questions or concerns.


Laura A Gemme, CMC /CMMC
Town Clerk /Chief Election Official

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS. Officer's Return, Reading:

By virtue of this Warrant, I, _____, on _____, 2022 notified and warned the inhabitants of the Town of Reading, qualified to vote on Town affairs, to meet at the place and at the time specified by posting attested copies of this Election Warrant in the following public places within the Town of Reading:

- Precinct 1 J. Warren Killam School, 333 Charles Street
- Precinct 2 Reading Police Station, 15 Union Street
- Precinct 3 Reading Municipal Light Department, 230 Ash Street
- Precinct 4 Joshua Eaton School, 365 Summer Avenue
- Precinct 5 Walter S Parker Middle School, 45 Temple Street
- Precinct 6 Barrows School, 16 Edgemont Avenue
- Precinct 7 Birch Meadow School, 27 Arthur B Lord Drive
- Precinct 8 Wood End School, 85 Sunset Rock Lane
- Town Hall, 16 Lowell Street

The date of posting being not less than seven (7) days prior to September 6, 2022 the date set for the State Primary in this Warrant.

I also caused an attested copy of this Warrant to be posted on the Town of Reading web site.

Constable

A true copy Attest:

Laura Gemme, Town Clerk

**COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH**

STATE PRIMARY WARRANT

Middlesex, SS

To any of the Constables of the Town of Reading, Greetings:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said town who are qualified to vote in Primaries to vote at:

Precincts 1, 2, 3, 4, 5, 6, 7, and 8

Reading Memorial High School - Hawkes Field House - 62 Oakland Road

On TUESDAY THE SIXTH DAY OF SEPTEMBER 2022 from 7:00 AM to 8:00 PM for the following purpose:

To cast their votes in the State Primaries for the candidates of political parties for the following offices:

GOVERNOR	FOR THIS COMMONWEALTH
LIEUTENANT GOVERNOR	FOR THIS COMMONWEALTH
ATTORNEY GENERAL	FOR THIS COMMONWEALTH
SECRETARY OF STATE	FOR THIS COMMONWEALTH
TREASURER.....	FOR THIS COMMONWEALTH
AUDITOR	FOR THIS COMMONWEALTH
REPRESENTATIVE IN CONGRESS	SIXTH DISTRICT
COUNCILLOR	SIXTH DISTRICT
SENATOR IN GENERAL COURT	FIFTH MIDDLESEX DISTRICT
REPRESENTATIVE IN GENERAL COURT	TWENTIETH AND THIRTIETH MIDDLESEX DISTRICT
DISTRICT ATTORNEY	NORTHERN DISTRICT
SHERIFF	MIDDLESEX COUNTY

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 9th day of August 2022

Mark L Dockser, Chair

Karen Gately Herrick, Vice Chair

Christopher Haley, Secretary

Carlo Bacci

Jacqueline McCarthy

SELECT BOARD OF READING

Constable

A true copy Attest:

Laura A Gemme, Town Clerk

Warrant must be posted by August 30, 2022 at least seven (7) days prior to the State Primary.

**Legal Notice
(Seal)
Town of Reading**

To the Inhabitants of the Town of Reading:

Please take notice that the Select Board of the Town of Reading will hold a public hearing on August 9th, 2022 at 7:00 PM in the Select Board Meeting Room at Town Hall, 16 Lowell Street, Reading, MA or also available remotely on Zoom to act on proposed changes to the following Traffic and Parking Regulations:

- Amendment Number 2022-17; Amend Article 5.4.3 to Enact: No person shall park a vehicle between the hours of 6:00 AM to 9:30 AM on Mondays, Tuesdays, Wednesdays, Thursdays or Fridays on any of the streets or parts of streets to which this Article has been applied as listed under Article 12.
- Amendment Number 2022-18; Amend Article 12 to Enact: Article 5.21: To allow Electric Vehicle Parking Only spaces while actively charging within the Town of Reading.
- Amendment Number 2022-19; Pursuant to Article 12.1 Streets to be amended- Ash St and Lincoln Street to allow Electric Vehicle Parking Only spaces within these streets. Also, within the Reading Public Library municipal parking lot.

A copy of the proposed documents regarding this topic will be in the Select Board packet on the website at www.readingma.gov

All interested parties are invited to attend the hearing in person or remotely via Zoom; or may submit their comments in writing or by email prior to 6:00 p.m. on August 9th, 2022 to townmanager@ci.reading.ma.us

By order of
Fidel Maltez
Town Manager

To the Chronicle: Please publish on Tuesday, July 26 and August 2nd, 2022

**Send the bill and tear sheet to: Town Managers Office
16 Lowell Street
Reading, MA 01867**



Town of Reading
Amendment to the
Traffic and Parking Regulations



Amendment Number: 2022-17

Date Filed: August 9, 2022

Filed By: TSO Michael Scouten

On Behalf of: Parking Traffic Transportation Task Force

Section 1:

Purpose of Amendment – Amend of Article 5.4.3 Additional time restriction, changing regulation times from 6am-10:30am to 6am-9:30am.

Section 2:

Proposed Amendment – Pursuant to Article 5.2:

Amend Article 5.4.3 to Enact: No person shall park a vehicle between the hours of 6:00 AM to 9:30 AM on Mondays, Tuesdays, Wednesdays, Thursdays or Fridays on any of the streets or parts of streets to which this Article has been applied as listed under Article 12.

Street effected:

- Arlington Street- West side of street between Woburn Street and Prescott Street
Minot Street- Both the west and east sides for the entire length of the street.
Vine Street- East side between High Street and Middlesex Avenue.
Warren- Both the north and south sides for the entire length of the street.
Washington Street- Both east and west sides between Woburn Street and Prescott Street.

Section 3:

Effective Date:

This act shall take effect upon its passage and the provisions above shall not expire.

Select Board:

Five horizontal lines for signature or date entry.

Date Signed: _____



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



Certification of Amendment:

The Town Clerk certifies that Amendment Number _____ above was _____ by the Select Board of the Town of Reading through an official vote occurring during a public hearing held on _____. The Amendment was _____ through a vote of _____ in favor and _____ opposed.

Town Clerk

Town Corporate Seal



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



Amendment Number: 2022-18

Date Filed: August 9, 2022

Filed By: TSO Michael Scouten

On Behalf of: Parking Traffic Transportation Task Force

Section 1:

Purpose of Amendment – Enact Article 5.21 within the Traffic Rules and Regulations.

Section 2:

Amend Article 12 to Enact: Article 5.21: To allow Electric Vehicle Parking Only spaces while actively charging within the Town of Reading.

Section 3:

Effective Date:

This act shall take effect upon its passage and the provisions above shall not expire.

Select Board:

Date Signed: _____



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



Certification of Amendment:

The Town Clerk certifies that Amendment Number _____ above was _____ by the Select Board of the Town of Reading through an official vote occurring during a public hearing held on _____. The Amendment was _____ through a vote of _____ in favor and _____ opposed.

Town Clerk

Town Corporate Seal



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



Amendment Number: 2022-19

Date Filed: August 9, 2022

Filed By: TSO Michael Scouten

On Behalf of: Parking Traffic Transportation Task Force

Section 1:

Purpose of Amendment – Amend of Article 12.1 Public Ways

Section 2:

Proposed Amendment – Pursuant to Article 12.1 Streets to be amended- Ash St and Lincoln Street to allow Electric Vehicle Parking Only spaces within these streets. Also, within the Reading Public Library municipal parking lot.

Amend Article 12.1 to Enact:

- Pursuant to Article 5.21: Ash Street’s two northernmost marked angle parking spaces on Ash Street near Haven Street shall be subject to Electric Vehicle Parking only while actively charging spaces.
- Lincoln Street’s two northernmost marked parking spaces on the easterly side of Lincoln Street between Fulton Street and Washington Street shall be subject to Electric Vehicle Parking only while actively charging spaces
- Two marked parking spaces within the Reading Public Library municipal parking lot. Located at 64 Middlesex Avenue, approved for electric vehicle parking.

Section 3:

Effective Date:

This act shall take effect upon its passage and the provisions above shall not expire.

Select Board:

Date Signed: _____



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



Certification of Amendment:

The Town Clerk certifies that Amendment Number _____ above was _____ by the Select Board of the Town of Reading through an official vote occurring during a public hearing held on _____. The Amendment was _____ through a vote of _____ in favor and _____ opposed.

Town Clerk

Town Corporate Seal

August 9, 2022

Reading Commemorates Bill Russell Resolution

- Whereas,** Bill Russell is widely considered to be one of the greatest basketball players of all time. Bill Russell is known for his contributions on and off the court. During part of the Celtic’s run of success, Russell and his family resided in Reading.
- Whereas,** Bill Russell is the greatest winner in the history of sports - winning 11 NBA championships as a player and a coach – including eight straight between 1958 and 1966 – as well as a gold medal at the 1956 Olympics. Bill Russell is a Five-time NBA MVP, and Twelve-time All Star, and the MVP trophy of the NBA Finals named in his honor. Bill Russell was also the first black head coach of a major league sports team and a strong advocate for mentorship.
- Whereas,** Bill Russell received the Presidential Medal of Freedom, the nation’s highest civilian award, in 2011. President Barack Obama honored him as “someone who stood up for the rights and dignity of all men.”
- Whereas,** Bill Russell was well recognized as a civil rights icon. Bill Russell took part in the 1963 March on Washington for Jobs and Freedom and was seated in the front row of the crowd to hear the Rev. Dr. Martin Luther King Jr. deliver his “I Have a Dream” speech.
- Whereas,** Bill Russell died on Sunday, July 31, 2022 at the age of 88.
- Whereas,** The Select Board of the Town of Reading honors his civil rights legacy by actively supporting the vision of an inclusive and welcoming community; and celebrate Bill Russell’s life, his impact on our community, his impact on race relations, as well as his unparalleled success on the basketball court. Our world and our town are better places because of his tireless efforts.

Now, therefore, be it resolved, that we, the Reading Select Board, decree that a day be designated as Bill Russell Day, and that the Town Manager be instructed to designate such date by appropriate recognition and ceremonies.

#

SELECT BOARD OF READING

Mark L. Dockser, Chair

Karen Gately Herrick, Vice Chair

Christopher Haley, Secretary

Carlo Bacci

Jacqueline McCarthy

Reading Commemorates Bill Russell, Who Lived in Town During His Time With the Celtics

Town manager Fidel Maltez wishes to share that the Town of Reading, Reading Select Board, and the Reading Public Library remembers and honors the life of a former resident and Celtics all-time great Bill Russell. Russell died on Sunday, July 31, at the age of 88. Russell won 11 NBA championships as a player and a coach- including eight straight between 1958 and 1996—as well as a gold medal at the 1956 Olympics. During part of the Celtic’s run of success, Russell and his family resided in Reading.

Russell was also well recognized as a civil rights icon. His daughter wrote in 1987 of the racially motivated vandalism they endured at their home, as well as the racism Russell himself faced throughout his time in Boston. "Outside of his unparalleled success on the basketball court, Bill Russell was a strong advocate for equality and fought hard to end racism, including the time he lived in Reading." Maltez said. "May this be an opportunity for us to reaffirm values of equal and inclusive community, and to reconcile an unjust past with the vision of an equitable and harmonious future. We do want to celebrate his life, his impact on our community, his impact on race relations, as well as his unparalleled success on the basketball court. He should be remembered for his achievements both on and off the court. Our world and our town are better places because of his tireless efforts."

The Reading community is coming together to celebrate Russell and to recognize that his legacy of great sportsmanship and civil rights activism will continue to be a source of inspiration and education. To learn more about Bill Russell and his career as a sports and civil rights leader, visit the Reading Public Library for books and other resources. The Reading Select Board will also issue a proclamation to honor Bill Russell on their August 9 meeting. The Select Board will also consider other ways to acknowledge and honor Bill Russell’s legacy in Reading in the coming months.

Vocational Tuition	3,380.00
Pension	4,000.00
Adult Education	9,000.00
Summer School	3,500.00
Driver Education	
	<hr/>
	\$1,799,507.00

On motion of Ralph J. Bens, Jr., it was voted that the meeting stand adjourned until March 21, 1963, at 8:00 P.M., to meet in the Memorial High School Auditorium.

Meeting adjourned at 10:50 P.M.

159 Town Meeting Members were present.

A true copy.

Attest:

Boyd H. Stewart, Town Clerk

ADJOURNED ANNUAL TOWN MEETING

Memorial High School Auditorium

March 21, 1963

The meeting was called to order by the Moderator, Kenneth C. Latham, at 8:00 P.M.

The invocation was given by Kenneth C. Latham

On motion of Ralph J. Bens, Jr. it was voted to place Article 4 on the table.

The following Resolution was read by Newell H. Morton:

Resolution

Whereas Bill Russell has been one of the great personalities in the World of Sports.

Whereas he has been an outstanding professional basketball player and a mainstay in the many World's Championships won by the Boston Celtics.

Whereas his fine teamwork, leadership, and sportsmanship has been an inspiration to all and especially to the youth of this area.

Whereas he has been a citizen of Reading these many years.

Be it resolved that this Annual Town Meeting of March 1963 decree that a day be designated as Bill Russell Day, and that the Selectmen be instructed to designate such date by appropriate recognition and ceremonies.

On motion of Ralph J. Bens, Jr., it was voted to take Article 2 from the table.

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Reading

Bill Russell, Yes! MTA Project, No!

Reading voters paid tribute to their Boston Celtics star by approving a Bill Russell Day for the local resident to be set at a later date by the selectmen.

Disposing of 37 articles with 18 yet to be considered, they accepted the recommendation of the transportation committee to reject extension of rapid transit service into Reading as proposed by the Metropolitan Transit Authority.

In the committee's report was also a recommendation that, if rapid transit service is forced on Reading, the town should have representation and a voice in M.T.A. affairs.

They voted down a recommendation to increase the number of selectmen from three to five. The meeting will resume at 8 p.m. Monday in Reading High School auditorium.

MODERATOR—Kenneth Latham.

PLANNING BOARD CHAIRMAN—James J. Sullivan Jr.

FINANCIAL COMMITTEE CHAIRMAN—Paul C. Nicholas.

LOAN AGREEMENT

LOAN AGREEMENT, dated the 22nd day of August, 2022 between the Massachusetts Water Resources Authority, a body politic and corporate, a public instrumentality and an independent public authority of The Commonwealth of Massachusetts (the "Authority") established by the Massachusetts Water Resources Authority Act, Chapter 372 of the Acts of 1984 of the Commonwealth of Massachusetts ("Commonwealth"), as amended (the "Act"), having its principal place of business in Boston, Massachusetts and the Town of Reading (the "Government Unit").

WITNESSETH:

WHEREAS, the Authority has established a program of loans (the "Local Water System Assistance Program") to assist Local Bodies, as defined in the Act, in establishing programs to improve local water systems which will have a beneficial impact on maintaining and improving the regional water system; and

WHEREAS, the Government Unit has requested a loan from the Authority in the amount of \$1,500,000 (hereinafter referred to as the "Loan") for the purposes of funding its Local Water System Improvement Program and, to evidence the indebtedness to be incurred thereby, has duly authorized the issuance of its bonds in the principal amount of the Loan, (the "Municipal Bonds") which Municipal Bonds are to be issued to and held by the Authority in accordance with this Loan Agreement;

NOW THEREFORE, the parties hereto agree as follows:

1. The Loan and the Municipal Bonds. The Authority hereby agrees to make the Loan and the Government Unit hereby agrees to accept the Loan to evidence its obligation to repay the Loan by issuing to the Authority the Municipal Bonds in the principal amount of the Loan, and substantially in the form attached hereto as Exhibit A. Neither the Loan nor the Municipal Bonds shall bear interest.

2. Representation and Warranties. The Government Unit represents and warrants as follows: (a) it has duly adopted all necessary votes and resolutions and has taken all proceedings required by law to enable it to enter into this Loan Agreement and issue its Municipal Bonds to the Authority to evidence its obligation to pay the Loan; (b) The Municipal Bonds have been duly authorized, executed and delivered by the Government Unit and constitute valid and binding obligations of the Government Unit, enforceable in accordance with their terms, except as such enforceability may be limited by bankruptcy, insolvency, moratorium, reorganization or other laws affecting creditors' rights heretofore or hereafter enacted and general equity principles; (c) the Municipal Bonds constitute a general obligation of the Government Unit to which its full faith and credit is pledged; (d) all permits and approvals necessary to construct the project being financed by the Loan (the "Project"), given the current status of the Project, have been obtained and remain in full force and effect; and (e) no litigation before or by any court, public board or body is pending or threatened

against the Government Unit seeking to restrain or enjoin the issuance of the Municipal Bonds or the construction of the Project.

3. Covenants. The Government Unit agrees that until the Loan shall be paid in full, and the proceeds of the Loan, together with the earnings thereon, shall be expended in full, it shall perform the following covenants: (a) it shall make the payments with respect to the principal of the Municipal Bonds in ten equal annual installments, all at the time and in the amounts set forth in the Municipal Bonds; (b) it shall notify the Authority in writing, from time to time, of the name of the official of the Government Unit to whom invoices for the payment of principal should be addressed if different from the address set forth in paragraph 7; and (c) it shall furnish the Authority annually such information regarding the Government Unit's Local Water System Improvement Program and the implementation thereof, including project status and expenditure reports and evidence of compliance with any applicable permits and any other financial or project information as the Authority may reasonably request.

4. Opinion of Bond Counsel. Attached hereto as Exhibit B is an opinion of bond counsel or other local counsel to the Government Unit to the effect the (i) the Municipal Bonds have been duly authorized, executed and delivered by the Government Unit and constitute a valid and binding general obligations of the Government Unit, enforceable in accordance with their terms, except as such enforceability may be limited by bankruptcy, insolvency, and moratorium, reorganization or other laws affecting creditors' rights heretofore or hereafter enacted and to general equity principals, and (ii) the Municipal Bonds constitute a general obligation to which the Government Unit's full faith and credit is pledged.

5. Application of Loan Moneys. (a) The Authority shall deposit the amount of the Loan in single account (the "Account") separated from its other moneys. Such Account shall be invested with MMDT or in such other manner as may be approved by the Authority from time to time in the Authority's reasonable discretion. Earnings on the account shall be retained in such Account. The Government Unit shall arrange for copies of all investment reports with respect to the Account to be furnished in a timely fashion to the Authority.

(b) The Proceeds, together with the earnings thereon, shall be applied to the costs of the Government Unit's Local Water System Improvement Program.

(c) The Government Unit shall repay to the Authority the unexpended balance in any account established pursuant to Section 5(a) hereof on or before August 15, 2027.

6. Prepayment of Loan. The Authority shall have the right to cancel all or any part of its obligations hereunder and the Government Unit shall be obligated to repay all of the Proceeds previously disbursed to it which remain unexpended, together with any earnings on the Proceeds, upon the Authority's request if: (a) any representations made by the Government Unit to the Authority in connection with its application for Authority assistance shall be incorrect or incomplete in any material respect; or (b) the Government Unit is in (i) default of any of its obligations

hereunder to make payments on the Municipal Bonds as and when the same shall become due and payable or (ii) in default of any other covenant or agreement on its part contained herein and such default shall continue for thirty (30) days after written notice from the Authority specifying the default and requesting that the same be remedied.

In addition to the foregoing provisions, the Government Unit may prepay the Loan upon thirty (30) days written notice to the Authority. Except as expressly provided herein, all prepayments shall be without penalty.

The Government Unit shall remain liable after any prepayment for the unpaid principal on the Municipal Bonds. Any prepayment shall be applied to the installments of principal due in inverse chronological order.

7. Any notices to be delivered under this Loan Agreement shall be effective upon receipt and shall be given by certified mail, return receipt requested to:

As to the Authority:

Matthew R. Horan, Treasurer
Massachusetts Water Resources Authority
100 First Avenue, Charlestown Navy Yard
Boston, MA 02129

As to the Government Unit:

Endri Kume, Town Treasurer
Town of Reading
16 Lowell Street
Reading, MA 01867

9. Severability. If any provisions of this Loan Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of the Loan Agreement and this Loan Agreement shall be construed and enforced as if such invalid or unenforceable provision had not been contained herein.

10. Counterparts. This Loan Agreement may be executed in one or more counterparts, any of which shall be regarded for all purposes as an original and all of which constitute but one and the same instrument. Each party agrees that it will execute any and all documents or other instruments, and take such other actions as may be necessary to give effect to the terms of this Loan Agreement.

11. No Waiver. No waiver by either party of any term or conditions of this Loan Agreement shall be deemed or construed as a waiver of any other terms or conditions, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different section, subsection, paragraph, clause, phrase, or other provision of this Loan Agreement.

12. Integration. This Loan Agreement merges and supersedes all prior negotiations, representations, and agreements between the parties hereto relating to the subject matter hereof and constitutes the entire agreement between parties hereto in respect hereof.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

(SEAL)

MASSACHUSETTS WATER RESOURCES AUTHORITY

Attest:

Rose Marie Convery
Assistant Secretary

By _____
Matthew R. Horan, Treasurer

(SEAL)

TOWN OF READING, MASSACHUSETTS

Attest:

Laura A. Gemme
Town Clerk

By _____
Fidel Maltez, Town Manager



MASSACHUSETTS WATER RESOURCES AUTHORITY

Charlestown Navy Yard
100 First Avenue, Building 39
Boston, MA 02129

Frederick A. Laskey
Executive Director

Telephone: (617) 242-6000
Fax: (617) 788-4899
TTY: (617) 788-4971

July 19, 2022

Ms. Endri Kume, Town Treasurer
Town of Reading
16 Lowell Street
Reading, MA 01867

RE: MWRA Lead Loan Program

Dear Ms. Kume:

Enclosed please find six copies of the financial and loan agreements for review and signature. Eligible funding for project LLP23-036, Lead Service Replacements Phase 1, is \$1,500,000.00, which shall be in the form of an interest-free loan. The loan will be repaid to MWRA in ten equal installments (\$150,000.00 each), over a ten-year period, beginning one year from the original quarterly funding distribution date. Funding distribution is planned on or about **August 25, 2022**. Initial loan repayment is scheduled for August 15, 2023.

The financial assistance award will require the issuance of a Water Bond or other documentation verifying obligation of the community to repay the loan to the MWRA. An Opinion of Bond Counsel will be required with the Water Bond or any other proposed obligation for repayment. The draft opinion of bond counsel and draft water bond must be received by the MWRA no later than **Monday August 15, 2022** to ensure disbursement of funds on **August 25, 2022**.

We will make arrangements to pick-up the executed and sealed loan documents prior to Monday, **August 15, 2022**. Please note, a city seal is required on each copy of the loan agreement. If you have any questions or comments relating to these matters, please do not hesitate to e-mail me at claudia.baptista@mwra.com or contact me on my cell phone at (978) 489-9354.

Sincerely,

Claudia Baptista

Claudia Baptista
Project Engineer
MWRA Community Support Program

cc: Fidel Maltez, Town Manager
Jane Kinsella, Director of Public Works
Ryan A. Percival, P.E., Town Engineer
Alex Rozycki, P.E., Senior Civil Engineer
Michael D. Warner, P.E., Weston & Sampson
Allie Goldberg, P.E., Weston & Sampson
Charlene Doucette, Locke Lorde
Tom Frontiero, MWRA Treasury

VOTE OF THE SELECT BOARD

I, the Clerk of the Select Board of the Town of Reading, Massachusetts, certify that at a meeting of the board held August 9, 2022, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that the sale of the \$1,500,000 Water Bond of the Town dated August 22, 2022, to Massachusetts Water Resources Authority (the "Authority") is hereby approved and the Town Treasurer or other appropriate Town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on August 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>	<u>Year</u>	<u>Installment</u>
2023	\$150,000	2028	\$150,000
2024	150,000	2029	150,000
2025	150,000	2030	150,000
2026	150,000	2031	150,000
2027	150,000	2032	150,000

Further Voted: that each member of the Select Board, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing vote.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the bond were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: August 9, 2022

Clerk of the Select Board

Fiscal 2023

Reading Conservation Commission Budget Request

I am submitting our budget request on behalf of the Reading Conservation Commission. The Conservation Commission oversees over 700 acres of land and 50 acres of Conservation Restrictions. In FY 23 The Conservation Commission will continue to work on the maintenance and signage needs at Mattera Cabin, Bare Meadow, and on the newly acquired property at Timberneck swamp off Haverhill Street. The Conservation Commission identified these goals as the base for the funding request. Promote environmental stewardship and education. Ensure planning, preservation, and maintenance of passive and active open spaces.

Our request is as follows:

\$1,500.00 - Signage at Conservation properties

\$500.00 - Equipment purchases

\$500.00 - Outreach funding, educational event to protect the Town's surface, ground, and drinking waters and preserve and expand the Town's Tree Canopy

\$1,000.00 - Maintenance & Repairs on The Conservation land, kiosk, benches, and existing signs

\$500.00 - Expert consulting on tree issues and stormwater engineering

\$1,000.00 - Native plant purchases, and invasive control

Total: \$5,000.00

Respectfully submitted by,

Annika Scanlon, Conservation Commission Chair

#

PUBLIC TRAIL EASEMENT

269 MAIN STREET, LLC, a Massachusetts limited liability company with address of 273 Corporate Drive, Suite 150, Portsmouth, New Hampshire 03801 (the “Grantor”, which term shall include its successors and assigns), declarant under that certain Master Deed of the 269 Main Street Condominium recorded with the Middlesex South District Registry of Deeds (the “Registry”) on December 16, 2021 at Book 79364, Page 166 (the “Condominium”) for the property known and numbered as 269 Main Street (f/k/a 259-267 Main Street) in Reading, Massachusetts (the “Premises”),

for consideration paid, and in full consideration, of **TEN DOLLARS (\$10.00)** the receipt of which is hereby acknowledged, grants to

THE TOWN OF READING, a municipal corporation located in Middlesex County, Massachusetts, with a principal place of business at 16 Lowell Street, Reading, Massachusetts, acting by and through its Conservation Commission pursuant to Section 8C of Chapter 40 of the Massachusetts General Laws, and its permitted successors and assigns,

with QUITCLAIM COVENANTS,

the perpetual right and easement to use, in common with others entitled thereto, two (2) certain trail easements over, across and through the Premises, within two adjoining easement areas identified as “Trail Easement #1” shown on the sketch plan attached hereto as *Exhibit 1* and “Trail Easement #2” shown on the sketch plan attached hereto as *Exhibit 2* (together the “Trail Easement”).

The Trail Easement shall be used by the public as a pedestrian trail, and such recreational uses incidental thereto, including passive recreational activities, such as walking and bicycling, but specifically prohibiting all motorized equipment, such as automobiles, motor scooters or snowmobiles. The foregoing sentence does not prevent the use of wheelchairs or other means of assistance for handicapped persons. Use of the Trail Easement by the public shall be limited to those purposes permitted herein, and not in unreasonable interference with the quiet enjoyment by Grantor, its guests, employees or invitees, of the remainder of Grantor’s property.

Grantor reserves all rights to the Trail Easement not specifically granted to Grantee herein. The rights and easements granted the public herein shall constitute a right of use given by the Grantor to the public for recreational purposes, without fee or payment, pursuant to Massachusetts General Laws c. 21 § 17C(a).

Grantor, its successors and assigns, shall be responsible to maintain, repair and replace the walking trails and paths within the Trail Easement #1 for the uses allowed herein. Grantor, its successors and assigns, shall be responsible to maintain the walking trails and paths within Trail Easement #2 such that Trail

Easement #2 is clean and unobstructed for the uses allowed herein, including, but not limited to, the removal of trash. The rights, privileges and easements granted herein, and the obligations and duties hereunder, shall run with the land and be binding upon the parties, their successors and assigns, and all those claiming title by, through or under them.

Notwithstanding anything contained herein to the contrary, the Grantor shall not be responsible for the replacement or repair of so much of the walking trails and paths within Trail Easement #2, which easement area runs over and within the existing Drain and Sewer Easement shown on the plan recorded with the Registry as Plan 144 of 1967. Notwithstanding, Grantee shall have the right to repair, maintain, and improve said easement area for the uses allowed herein provided such work does not infringe on the rights and uses of the Grantee.

For Grantor's title see Deed recorded in Book 76078, Page 522. The address of Grantor's Premises is 269 Main Street (f/k/a 259-267 Main Street), Reading, Middlesex County, Massachusetts. See also Master Deed of the 269 Main Street Condominium recorded at Book 79364, Page 166 and Grantor's reserved rights therein as Declarant. See also the 269 Main Street Condominium Trust recorded at Book 79364, Page 195 establishing said Condominium's perpetual obligations to maintain, repair and replace the walking trails and paths within the Trail Easement for the uses allowed herein.

The consideration for this deed is less than \$100 and therefore no excise tax stamps are required by law.

[Signature appears on next page]

Witness the execution hereof under seal this _____ day of _____, 2022.

GRANTOR: 269 MAIN STREET, LLC

By: _____
Eric Katz, Manager

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

On this _____ day of _____, 20__ before me, the undersigned notary public, personally appeared **Eric Katz**, as Manager of **269 MAIN STREET, LLC**, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and as his/her/their free act and deed as Manager of **269 MAIN STREET, LLC**.

Notary Public:
My Commission Expires:

ACCEPTANCE OF GRANT BY CONSERVATION COMMISSION

We, the undersigned, being a majority of the Conservation Commission of the Town of Reading, Middlesex County, Massachusetts, hereby certify that at a meeting duly held on _____ the Conservation Commission voted to accept the foregoing Access Easement from 269 Main Street, LLC pursuant to Massachusetts General Laws, Chapter 40, Section 8C, and agree to be bound by its terms.

Dated: _____
Martha Moore, Chair

Dated: _____
Brian Bowe, Vice Chair

Dated: _____
Andrew Dribin, Commissioner

Dated: _____
Carl Saccone, Commissioner

Dated: _____
John Sullivan, Commissioner

COMMONWEALTH OF MASSACHUSETTS

#

MIDDLESEX, ss

#

On this ___ day of _____, _____, before me, the undersigned notary public, personally appeared _____

_____ and proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

#

Notary Public: #
My Commission Expires: _____

APPROVAL OF GRANT BY SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of Reading, Middlesex County, Massachusetts, hereby certify that at a meeting duly held on _____ the Select Board voted to approve the foregoing Access Easement from 269 Main Street, LLC to the Town of Reading acting by and through its Conservation Commission pursuant to Massachusetts General Laws, Chapter 40, Section 8C, and agree to be bound by its terms.

Dated: _____
Mark Dockser, Chair

Dated: _____
Karen Herrick, Vice-Chair

Dated: _____
Christopher Haley, Secretary

Dated: _____
Carlo Bacci, Member

Dated: _____
Jacqueline McCarthy, Member

COMMONWEALTH OF MASSACHUSETTS

#

MIDDLESEX, ss

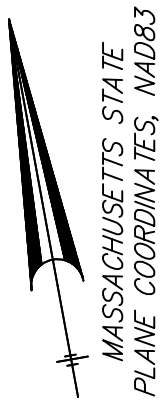
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On this ___ day of _____, _____, before me, the undersigned notary public, personally appeared _____

_____ and proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

#

Notary Public: #
My Commission Expires: _____ #
#



GWT HAVEN REALTY, LLC
 DEED BOOK 66256, PAGE 557
 PLAN 210 OF 2013
 281 MAIN STREET
 MAP 12, LOT 42

**JUDITH BASTERI &
 ANTON MELCHIONDA**
 DEED BOOK 49282, PAGE 198
 PLAN BOOK 193, PLAN 21
 271 MAIN STREET
 MAP 12, LOT 41

269 MAIN STREET, LLC
 DEED BOOK 79364, PAGE 166
 PLAN BOOK 193, PLAN 21
 269 MAIN STREET
 MAP 12, LOT 39 & 40
 AREA=174,588±S.F.

**TRAIL EASEMENT 2
 TO OVERLAY DRAIN AND
 SEWER EASEMENT
 SHOWN IN PLAN 144 OF
 1967 ON FILE AT THE
 MIDDLESEX SOUTH
 REGISTRY OF DEEDS**

**DRAIN AND
 SEWER EASEMENT
 (PLAN 144 OF 1967)**

**TRAIL EASEMENT 1
 AREA = 2,184± S.F.**

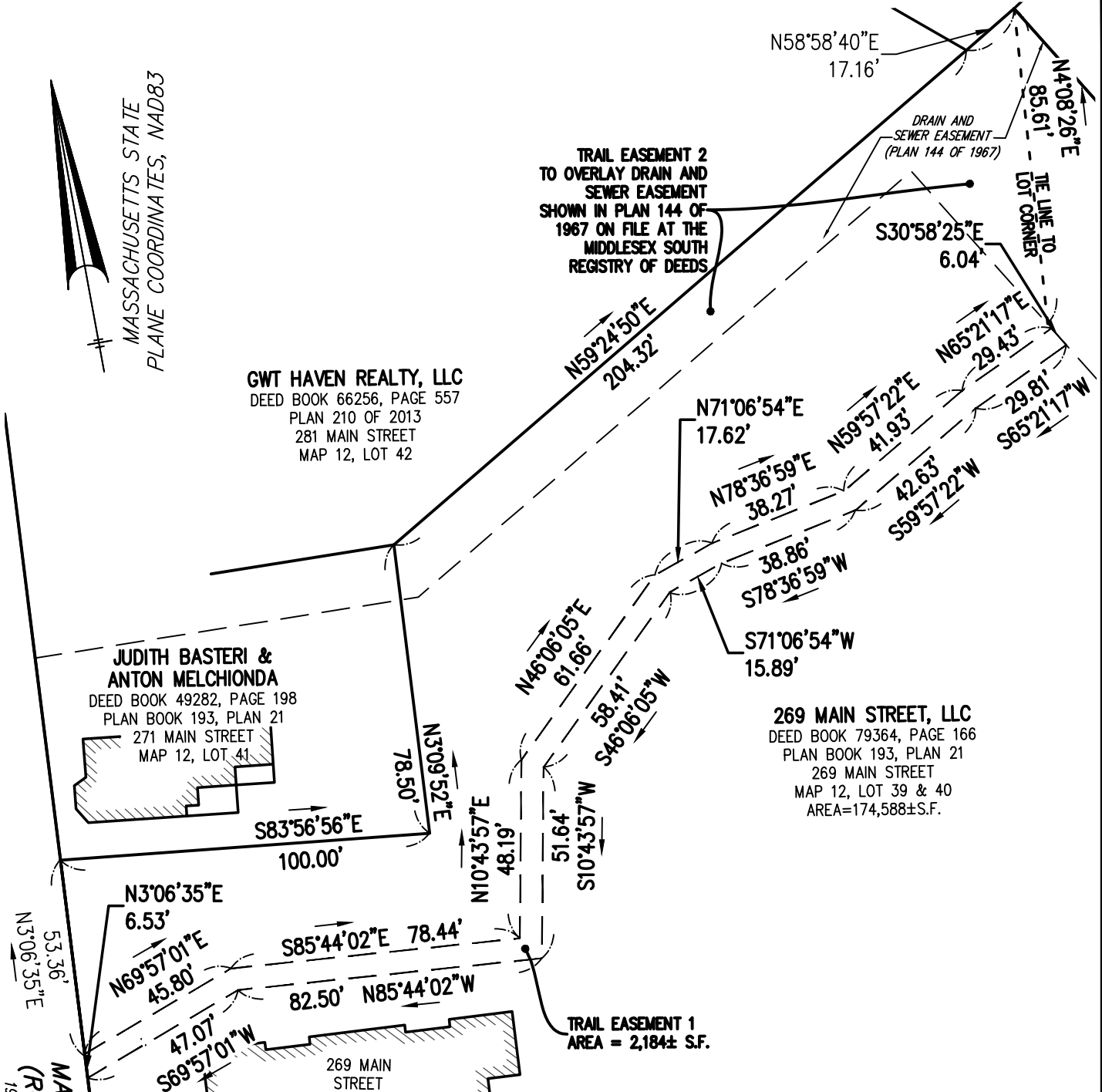
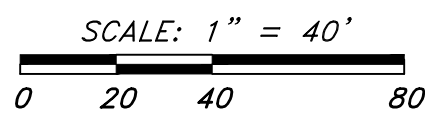


EXHIBIT PLAN
 OF TRAIL EASEMENT #1
 READING, MA

PREPARED FOR: 269 MAIN STREET, LLC

HANCOCK

Survey Associates, Inc.
 185 CENTRE STREET, DANVERS, MA. 01923
 VOICE (978) 777-3050, FAX (978) 774-7816



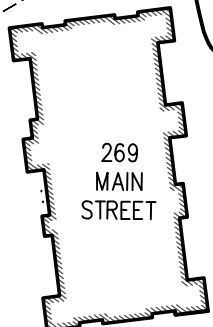
CLC/CHK
 JTL/SRJ

DATE:
 04/13/22

JOB
 NO.
24120

MASSACHUSETTS STATE
PLANE COORDINATES, NAD83

MAIN STREET
(ROUTE 28)
1900 S.H.L.O. #511



269
MAIN
STREET

TRAIL EASEMENT 2
TO OVERLAY DRAIN AND
SEWER EASEMENT
SHOWN IN PLAN 144 OF
1967 ON FILE AT THE
MIDDLESEX SOUTH
REGISTRY OF DEEDS

TRAIL EASEMENT 1
AREA = 2,184± S.F.

269 MAIN STREET, LLC
DEED BOOK 79364, PAGE 166
PLAN BOOK 193, PLAN 21
269 MAIN STREET
MAP 12, LOT 39 & 40
AREA=174,588±S.F.

EXHIBIT PLAN

OF TRAIL EASEMENT #2

READING, MA

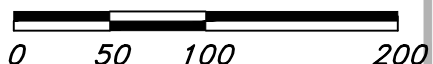
PREPARED FOR: 269 MAIN STREET, LLC

HANCOCK

Survey Associates, Inc.

185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

SCALE: 1" = 100'



CLC/CHK

JTL/SRJ

DATE:
04/13/22

JOB
NO.
24120

**ABANDONMENT OF EXISTING DRAINAGE EASEMENT
AND GRANT OF DRAINAGE EASEMENT**

This Agreement is made this ___ day of _____ 2022, by and between **Christopher J. Calvani and Margaret A. Calvani** of 104 Lilah Lane, Reading, Massachusetts, (hereinafter, "Owner") and the **TOWN OF READING**, a body corporate and political subdivision of the Commonwealth of Massachusetts, having its principal office located at 16 Lowell Street Reading, Massachusetts (hereinafter, "Town")

WHEREAS, the parties agree and recite that the Owner is now the owner of the improved real property commonly known and numbered as 104 Lilah Lane (hereinafter "Premises") in Reading, Massachusetts, pursuant to a Deed dated November 30, 2011, and recorded with the Middlesex South Registry of Deeds ("Registry") on November 30, 2011, at Book 57976, Page 137;

WHEREAS, by instrument dated June 10, 1988, and recorded with the Registry on June 10, 1988, at Book 19112, Page 100 (the "1988 Grant"), the Owner's predecessor in title granted a Drainage Easement to the Town;

WHEREAS, the location of said easement is shown as "Drainage Easement" on a plan entitled "Definitive, Sanborn Village Phase IV, Plan of Land in Reading, MA " dated May 12, 1987, and recorded with the Registry on June 10, 1988, as Plan No. 774 of 1988 (the "1988 Plan");

WHEREAS, the owners of said land or any parts thereof, may from time to time at their own expense, change the location of any said drains and drainage easements upon the substitution of other equally adequate drainage facilities satisfactory to the Select Board of the Town of Reading and its Department of Public Works;

WHEREAS, the Owner has requested that the Town abandon portions of the abovementioned drain easement, said portions being shown as "Existing Easement Line To Be Removed" and "Easement Area to be Removed 757 S.F." on a plan entitled "Revised Easement Plan 104 Lilah Lane Assessors Map 55 Parcel 30 Reading, MA, Prepared for Margaret & Chris Calvani 104 Lilah Lane, Reading MA," dated September 27, 2021 (the "2021 Plan"), to be recorded herewith;

WHEREAS, the Owner has agreed to grant to the Town a new easement for the same purposes over areas shown on the 2021 Plan as "Proposed Revised Easement Line";

WHEREAS, on _____ the Board of Selectmen deemed the proposed new drain and drainage easement to be satisfactory;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Town hereby act and agree as follows:

1. Grant of Easement and Acceptance by Town.

The Owner hereby grants to the Town a drainage easement shown the 2021 Plan as "Proposed Revised Easement Line" which grant is on the same terms and conditions and is to be held by the Town on the terms and conditions of the 1988 Grant.

2. Abandonment of Drainage Easement

The Town hereby abandons and discharges all its rights, title and interest to the area shown on the 2021

Plan as “Existing Easement Line To Be Removed” and “Easement Area to be Removed 757 S.F.”

3. Owner Shall Bear All Costs.

Owner shall bear all costs involved in re-locating the drain and easement, including, but not limited to, costs incurred in designing, construction, engineering, and installing the drain, as well as all costs incurred by the Town, including, but not limited to, attorney's fees.

4. Effect Upon Subsequent Parties.

This Drainage Easement shall run with the land and shall be binding upon and inure to the benefit of the Owner and the Town, and their respective successors and assigns.

[signatures appear on following pages]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this __ day of _____ 2022.

Christopher J. Calvani

Margaret A. Calvani

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this __ day of _____, _____, before me, the undersigned notary public, Christopher J. Calvani and Margaret A. Calvani proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose and as the free act and deed.

Notary Public:
My Commission Expires: _____

IN WITNESS WHEREOF, a majority of the Select Board of the Town of Reading have hereunto set their hands and seals this ___ day of _____ 2022.

TOWN OF READING, Select Board

Carlo Bacci, Member

Mark Dockser, Chair

Christopher Haley, Secretary

Karen Herrick, Vice Chair

Jacqueline McCarthy, Member

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this ___ day of _____, _____, before me, the undersigned notary public, personally appeared _____

_____ and proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires: _____

GRANT OF WATER LINE EASEMENT

This grant of easement is made by BOSTON OIL CHANGE, LLC, a Delaware limited liability company having an address of 25 Main Street, Hartford, Connecticut ("Grantor"), to the TOWN OF READING, a Massachusetts municipal corporation with an address of 16 Lowell Street, Reading, Massachusetts ("Grantee")

WHEREAS, the Grantor is the owner of that certain parcel of real property known and numbered as 369 Main Street, Reading, Massachusetts (the "Burdened premises"), as more particularly described in the deed of JABE Partners LLC dated January 12, 2018, and recorded with the Middlesex South Registry of Deeds at Book 70586, Page 581, and depicted on a plan of land entitled "Easement Plan of Land in Reading Mass" dated May 21, 1985, and recorded with said Registry as Plan No. 684 of 1985 (the "1985 Plan");

WHEREAS, the Grantee is benefitted by a sewer easement over the Burdened Premises, by virtue of that Conveyance of Easements and Utilities dated June 7, 1985, and recorded with the Registry at Book 16282, Page 005, and depicted as "Sewer Easement (variable width) Area=3882 Sq. Ft.+/-" on the 1985 Plan (the "Easement Area");

WHEREAS, the Grantor has agreed to convey to the Grantee the right an easement install and maintain public water supply lines within the Easement Area;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be bound hereby, the Grantor hereby grants to the Grantee the perpetual, non-exclusive, right and easement in the Easement Area for the purpose of installing, maintaining, repairing, and improving underground public water supply lines, and entering into the Easement Area for inspection of the same as may be required from time to time.

The Grantee shall be solely responsible for restoring the surface of the Easement Area to its original condition following any work by the Grantee within the Easement Area authorized under this grant.

Notwithstanding anything contained herein to the contrary, costs of repairing any damage to the Easement Area, including damage to the underground utilities maintained by the Grantor, shall be borne by the party causing such damage.

Executed under seal this 26 day of April, 2022.

Boston Oil Change, LLC,

M Ferreri

[Name/Title]

STATE OF Connecticut

_____, SS

On this 26th day of April, 2022, before me, the undersigned notary public,
Michael Ferreri

proved to me through satisfactory evidence of identification, which was Drivers license, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose and as the free act and deed.

Casey Daniels

Notary Public:

My Commission Expires: 7-31-25

Casey M. Daniels
NOTARY PUBLIC
State of Connecticut
My Commission Expires 7/31/2025



APPROVAL OF GRANT BY SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of Reading, Middlesex County, Massachusetts, hereby certify that at a meeting duly held on _____ the Select Board voted to approve the foregoing Water Line Easement from Boston Oil Change, LLC to the Town of Reading and agree to be bound by its terms.

Dated: _____
Carlo Bacci, Member

Dated: _____
Mark Dockser, Chair

Dated: _____
Christopher Haley, Secretary

Dated: _____
Karen Herrick, Vice Chair

Dated: _____
Jacqueline McCarthy, Member

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this ___ day of _____, _____, before me, the undersigned notary public, personally appeared _____

_____ and proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires: _____

Move to accept the provisions of Chapter 44, Section 55C of the Massachusetts General Laws to establish a trust to be known as the Reading Affordable Housing Trust Fund, whose purpose shall be to provide for the creation and preservation of housing that is affordable in the Town of Reading for the benefit of low and moderate income households.

Draft Bylaw Language

READING AFFORDABLE HOUSING TRUST FUND BYLAW

XX.1 Purpose. Pursuant to the authority of Chapter 44, Section 55C of the Massachusetts General Laws, there is hereby created a local municipal affordable housing trust fund to be known as the Reading Affordable Housing Trust Fund, hereinafter the “Trust”, whose purpose shall be to provide for the creation and preservation of housing that is affordable in the Town of Reading for the benefit of low and moderate income households.

XX.2 Membership. There shall be a Board of Trustees of the Reading Affordable Housing Trust Fund, hereinafter the “Board of Trustees”, **consisting of five members**. The voting members shall include a member of the Select Board and four members appointed by the Select Board, each of whom, to the extent possible, shall have a background or interest in affordable housing, and in finance, law, **including land use and zoning law**, real estate, or real estate development.

XX.3 Term. Notwithstanding Section 3.3.1.5, the Select Board shall appoint the Trustees for a term of two years, except that three of the initial trustee appointments shall be for a term of one year, provided said Trustees may be re-appointed at the discretion of the Select Board. Vacancies shall be filled by the Select Board for the remainder of the unexpired term. Any member of the Board of Trustees may be removed by the Select Board for cause after the opportunity of a hearing.

XX.4 Declaration of Trust. The Board of Trustees is hereby authorized to execute a Declaration of Trust and Certificate of Trust for the Reading Affordable Housing Trust to be recorded with the Middlesex Registry of Deeds and filed with the Middlesex Registry District of the Land Court.

XX.5 General Duties. The Board of Trustees shall have the following powers, all of which shall be carried on in furtherance of the purposes set forth in G.L. c.44, §55C, except that the Trustees shall obtain prior approval of the Select Board to borrow money, mortgage or pledge trust assets, or purchase, accept, sell, lease, exchange, transfer, abandon, or convey any interest in real or personal property:

- a. To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or

private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with any by-law or any general or special law or any other source;

- b. To purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- c. To sell, lease, exchange, transfer, or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to Trust property as the Board of Trustees deems advisable notwithstanding the length of any such lease or contract;
- d. To execute, acknowledge, and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements, and other instruments sealed or unsealed, necessary, proper, or incident to any transaction in which the Board of Trustees engages for the accomplishment of the purposes of the Trust;
- e. To employ advisors and agents, such as accountants, appraisers, and lawyers as the Board of Trustees deems necessary;
- f. To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board of Trustees deems advisable;
- g. To apportion receipts and charges between incomes and principal as the Board of Trustees deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- h. To participate in any reorganization, recapitalization, merger, or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- i. To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board of Trustees may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board of Trustees may deem necessary and appropriate;
- j. To carry property for accounting purposes other than acquisition date values;
- k. To borrow money on such terms and conditions and from such sources as the Board of Trustees deems advisable, to mortgage and pledge Trust assets as collateral; any debt incurred by the Board of Trustees shall not constitute a pledge of the full faith and credit of the Town of Reading and all documents related to any debt shall contain a statement that the holder of any such debt shall have no recourse against the Town of Reading with an acknowledgement of said statement by the holder;
- l. To make distributions or divisions of principal in kind;
- m. To comprise, attribute, defend, enforce, release, settle, or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the

provisions of G.L. c. 44, § 55C, to continue to hold the same for such period of time as the Board of Trustees may deem appropriate;

- n. To manage or improve real property; and to abandon any property which the Board of Trustees determines not to be worth retaining; To hold all or part of the Trust property uninvested for such purposes and for such time as the Board of Trustees may deem appropriate; and
- o. To make recommendations on proposals to Town Meeting, subject to approval by the Select Board, when such proposals create or support affordable housing for low- and moderate-income households.
- p. To extend the time for payment of any obligation to the Trust.

XX.6 Custodian of funds. The Town of Reading Treasurer shall be the custodian of the funds of the Trust. Any income or proceeds received from the investment of funds shall be credited to and become part of the fund. The Board of Trustees shall provide for an annual audit of the books and records of the Trust. Such audit shall be performed by an independent auditor in accordance with accepted accounting practices. Costs associated with the annual audit shall be borne by the Trust. Upon receipt of the audit by the Board of Trustees, a copy shall be provided forthwith to the Select Board.

Amendment to Section 3.3.1.5

Amend Section 3.3.1.5 of the Town's General Bylaws by adding the bold and italicized language, as follows:

3.3.1.5

Term of Office

The term of office of each member of boards, committees and commissions shall commence on July 1 in the year of appointment, and shall expire on June 30 in the third following calendar year, except the terms of the members of the Reading Housing Authority *and the Reading Affordable Housing Trust Fund* are for five (5) *and two (2)* years, *respectively*.

**TECHNICAL (NON-PRICE) PROPOSAL FORM
(TWO PAGES)**

NAME OF PROPOSER: BH WALTHAM II LLC

ADDRESS BUILDING: 17 Harnden St, Reading, MA 01867

LOCATION OF PROPOSED LEASED SPACE: _____

I, Robert Parsekian, on behalf of BH WALTHAM II LLC, hereby submit a proposal in response to the Request for Proposals for Lease Space for the Reading Senior Center (RFP No. 22-40) on the following terms:

I. DESCRIPTION OF LEASED SPACE (Please provide additional pages, if needed)

TOTAL AREA (in square feet): 14,150 SF (approximately 9,760 SF first floor, 4,390 SF mezzanine).

DESCRIBE PARKING AVAILABLE TO THE TOWN (provide a plan if possible): _____
The site shares parking with the Town on the municipal lot adjacent to the site and has an easement for 6 reserved parking spaces adjacent to the Southeastern side of the building.

DESCRIBE HANDICAP ACCESSIBILITY OF BUILDING AND LEASED SPACE: _____
The building is fully ADA compliant and accessible.

DESCRIBE OTHER USES IN THE BUILDING (IF ANY): _____
The Building is currently fully leased to Walgreens which has gone dark.

DESCRIBE SEWER / SEPTIC CAPACITY: _____
Town of Reading provides water and sewer service to the Subject Property site. The sewer is discharged, into the municipal lines beneath the abutting street.

DESCRIBE ACCESSIBILITY TO PRIMARY TOWN ROADS (i.e., Route 93, Route 128, Route 129):
Accessible to Route 93, Route 128, very close to Route 129. Located near Town Hall/Police Station.



II. ATTACHMENTS. Please ensure that you have attached the following:

- A floor plan that details any existing office space, bathrooms, closets, room dimensions, electrical outlets, phone jacks and data jacks;
- A copy of the building's Certificate of Occupancy;

- The Certificate of Non-Collusion (signed);
- The Tax Compliance Certification (signed); and
- The Disclosure of Beneficial Interests (signed).

AGREED AS SUBMITTED:

Signature  Date 6/15/22

Printed Name and Title: Robert Parsekian, Manager

Name of Business: BH WALTHAM II LLC

Exhibit #1 - Floor Plans

PROJECT DATA

TYPE	RETAIL STORE	PHARMACY	FOOD MART
NEW LOCATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REMODEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REUSE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SOURCE FOOT AREA SUMMARY

DEPARTMENT	SALES	STOCK	SERVICE	TOTAL
GEN	691	841	454	1986
SALES	691	841	454	1986
STOCK	841	841	841	2523
SERVICE	454	454	454	1362
TOTAL	1986	2136	1759	5881

REVISIONS

NO.	DATE	BY	DESCRIPTION	COMMENTS

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 04/27/08
REVIEWED BY: [Signature]

PROJECT NAME: WALGREENS STORE
SITE: [Address]
REVISIONS: [List]

SCALE: 1/8" = 1'-0"
DRAWN BY: M. WANNER
DATE: 04/27/08
REVIEWED BY: T. B. [Signature]

DATE: 04/27/08
SCALE: 1/8" = 1'-0"
DRAWN BY: M. WANNER
DATE: 04/27/08
REVIEWED BY: T. B. [Signature]

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SCALE: 1/8" = 1'-0"
DRAWN BY: M. WANNER
DATE: 04/27/08
REVIEWED BY: T. B. [Signature]

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DATE: 04/27/08
SCALE: 1/8" = 1'-0"
DRAWN BY: M. WANNER
DATE: 04/27/08
REVIEWED BY: T. B. [Signature]



FIXTURE LEGEND

SYMBOL	DESCRIPTION
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[Symbol]	36" x 48" CASE
[Symbol]	48" x 72" CASE
[Symbol]	60" x 96" CASE
[Symbol]	72" x 108" CASE
[Symbol]	84" x 126" CASE
[Symbol]	96" x 144" CASE
[Symbol]	108" x 162" CASE
[Symbol]	120" x 180" CASE
[Symbol]	132" x 198" CASE
[Symbol]	144" x 216" CASE
[Symbol]	156" x 234" CASE
[Symbol]	168" x 252" CASE
[Symbol]	180" x 270" CASE
[Symbol]	192" x 288" CASE
[Symbol]	204" x 306" CASE
[Symbol]	216" x 324" CASE
[Symbol]	228" x 342" CASE
[Symbol]	240" x 360" CASE
[Symbol]	252" x 378" CASE
[Symbol]	264" x 396" CASE
[Symbol]	276" x 414" CASE
[Symbol]	288" x 432" CASE
[Symbol]	300" x 450" CASE
[Symbol]	312" x 468" CASE
[Symbol]	324" x 486" CASE
[Symbol]	336" x 504" CASE
[Symbol]	348" x 522" CASE
[Symbol]	360" x 540" CASE
[Symbol]	372" x 558" CASE
[Symbol]	384" x 576" CASE
[Symbol]	396" x 594" CASE
[Symbol]	408" x 612" CASE
[Symbol]	420" x 630" CASE
[Symbol]	432" x 648" CASE
[Symbol]	444" x 666" CASE
[Symbol]	456" x 684" CASE
[Symbol]	468" x 702" CASE
[Symbol]	480" x 720" CASE
[Symbol]	492" x 738" CASE
[Symbol]	504" x 756" CASE
[Symbol]	516" x 774" CASE
[Symbol]	528" x 792" CASE
[Symbol]	540" x 810" CASE
[Symbol]	552" x 828" CASE
[Symbol]	564" x 846" CASE
[Symbol]	576" x 864" CASE
[Symbol]	588" x 882" CASE
[Symbol]	600" x 900" CASE
[Symbol]	612" x 918" CASE
[Symbol]	624" x 936" CASE
[Symbol]	636" x 954" CASE
[Symbol]	648" x 972" CASE
[Symbol]	660" x 990" CASE
[Symbol]	672" x 1008" CASE
[Symbol]	684" x 1026" CASE
[Symbol]	696" x 1044" CASE
[Symbol]	708" x 1062" CASE
[Symbol]	720" x 1080" CASE
[Symbol]	732" x 1098" CASE
[Symbol]	744" x 1116" CASE
[Symbol]	756" x 1134" CASE
[Symbol]	768" x 1152" CASE
[Symbol]	780" x 1170" CASE
[Symbol]	792" x 1188" CASE
[Symbol]	804" x 1206" CASE
[Symbol]	816" x 1224" CASE
[Symbol]	828" x 1242" CASE
[Symbol]	840" x 1260" CASE
[Symbol]	852" x 1278" CASE
[Symbol]	864" x 1296" CASE
[Symbol]	876" x 1314" CASE
[Symbol]	888" x 1332" CASE
[Symbol]	900" x 1350" CASE
[Symbol]	912" x 1368" CASE
[Symbol]	924" x 1386" CASE
[Symbol]	936" x 1404" CASE
[Symbol]	948" x 1422" CASE
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[Symbol]	1116" x 1674" CASE
[Symbol]	1128" x 1692" CASE
[Symbol]	1140" x 1710" CASE
[Symbol]	1152" x 1728" CASE
[Symbol]	1164" x 1746" CASE
[Symbol]	1176" x 1764" CASE
[Symbol]	1188" x 1782" CASE
[Symbol]	1200" x 1800" CASE
[Symbol]	1212" x 1818" CASE
[Symbol]	1224" x 1836" CASE
[Symbol]	1236" x 1854" CASE
[Symbol]	1248" x 1872" CASE
[Symbol]	1260" x 1890" CASE
[Symbol]	1272" x 1908" CASE
[Symbol]	1284" x 1926" CASE
[Symbol]	1296" x 1944" CASE
[Symbol]	1308" x 1962" CASE
[Symbol]	1320" x 1980" CASE
[Symbol]	1332" x 1998" CASE
[Symbol]	1344" x 2016" CASE
[Symbol]	1356" x 2034" CASE
[Symbol]	1368" x 2052" CASE
[Symbol]	1380" x 2070" CASE
[Symbol]	1392" x 2088" CASE
[Symbol]	1404" x 2106" CASE
[Symbol]	1416" x 2124" CASE
[Symbol]	1428" x 2142" CASE
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[Symbol]	1488" x 2232" CASE
[Symbol]	1500" x 2250" CASE
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[Symbol]	1524" x 2286" CASE
[Symbol]	1536" x 2304" CASE
[Symbol]	1548" x 2322" CASE
[Symbol]	1560" x 2340" CASE
[Symbol]	1572" x 2358" CASE
[Symbol]	1584" x 2376" CASE
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[Symbol]	1836" x 2754" CASE
[Symbol]	1848" x 2772" CASE
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[Symbol]	1872" x 2808" CASE
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[Symbol]	1920" x 2880" CASE
[Symbol]	1932" x 2898" CASE
[Symbol]	1944" x 2916" CASE
[Symbol]	1956" x 2934" CASE
[Symbol]	1968" x 2952" CASE
[Symbol]	1980" x 2970" CASE
[Symbol]	1992" x 2988" CASE
[Symbol]	2004" x 3006" CASE
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GENERAL NOTES

1. ALL OTHER FIXTURES CALLED OUT SEPARATELY BY THE ARCHITECT.
2. ALL CASES TO BE 18" HIGH.
3. ALL CASES TO BE 18" DEEP.
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109. ALL CASES TO BE 18" DEEP.

Exhibit #2 - Certificate of Occupancy

(PLEASE COPY ONTO YOUR LETTERHEAD)

11/29/2018

Ref. No. 125718-1

RE: 17 Harnen Street, 17 Harnen Street, Reading, Massachusetts

Add'l Info: ID 022.0-0000-0071.0

Based on our records [choose one]:



A valid final certificate of occupancy has been issued and is in effect for the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. (See Attached Copy Issued)



Certificates of Occupancy are not required. Final Building Permits have been issued and are now outstanding for the Project. (See Attached Copy Issued)



Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the Project or any part thereof).



We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity, restoring, renovating or expanding the Project or any part thereof.



This site is still being constructed. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will be issued when all final inspections have been passed.



There are no records of a certificate of occupancy in any of our files; however, we consider the structures to be legally occupied.

Please call the undersigned at 781-942-6648, extension _____ if you have questions or concerns.

Sincerely:

Name: Julie Mercier

Title: Community Development Director

Julie Me
12/3/18

Exhibit #3 - Certificate of Non-Collusion


CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this proposal or proposal is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, joint venture, partnership, corporation, union, committee, club, or other organization, entity, business, group of individuals or legal entity.

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and Vendors, and withholding and remitting child support.

*Your social security number or federal identification number may be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed, or extended.



Signature of authorized person

6/15/22

Date

Robert Parsekian

Printed Name

BH WALTHAM II LLC

Name of business

81 - 3125597

*Social Security Number or Federal
Identification Number

Exhibit #4 -
Disclosure Statement

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
17 Harnden Street, Reading, MA 01867
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
RFP
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
Town of Reading
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:
Azad Legacy Partners LLC
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord Lessee/Tenant
 Seller/Grantor Buyer/Grantee
 Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
<u>Robert Parsekian</u>	<u>C/O Partel Management LLC 131 Hartwell Ave, Lexington, MA 02421</u>
<u>Ketan H. Patel</u>	<u>C/O Partel Management LLC 131 Hartwell Ave, Lexington, MA 02421</u>

*Represent group of investors as managers of BH Waltham II LLC - no single investor > 20% ownership.

(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

NAME: _____ POSITION: _____

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

BH WALTHAM II LLC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)



6/15/22

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

Robert Parsekian, Manager

PRINT NAME & TITLE of AUTHORIZED SIGNER

**PLACE IN SEPARATE ENVELOPE FROM the TECHNICAL PROPOSAL
PRICE PROPOSAL FORM
CONTRACT 22-40 - LEASE OF SPACE FOR TOWN SENIOR CENTER**

If the Price Proposals is found within the Technical Proposal, the proposal will be automatically disqualified.

Price submitted must be a "Not to Exceed" price for all tasks as described in the Request for Proposal document.

Your signature below acknowledges your understanding of these parameters and your willingness to live within the stated financial constraint of the project.

This proposal MUST be signed by authorized individual(s). The proposal must be signed as follows: 1) if the respondent is an individual, by her/him personally; 2) if the respondent a partnership, by the name of the partnership, followed by the signature of each general partner; and 3) if the respondent is a corporation, by the authorized officer, whose signature must be attested to by the Clerk/Secretary of the corporation and the corporate seal affixed.

By signing this form, the Respondent confirms compliance with applicable state and federal employment laws or regulations, including Worker's Compensation Insurance as required by M.G.L. Chapter 152.

Business Name: BH WALTHAM II LLC

Business Address: C/O PARTEL MANAGEMENT LLC, 131 Hartwell Ave, Lexington, MA 02421

Town/State/Zip:
Lexington, MA 02421

Signed:  6/15/22

Printed Name: Robert Parsekian Title: Manager

F.I.D. #: 81 - 3125597

Telephone: (617) 926-0995 Fax: _____

Email address: bob@azadlegacy.com (please cc partners@azadlegacy.com and tim@azadlegacy.com)


The undersigned agrees that, if s/he is selected as general Vendor, s/he will within 180 days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this proposal.

The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the Commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

The undersigned certifies under penalties of perjury that all information contained in the required is accurate and complete.

Date 6/15/22

Robert Parsekian
(Name of Respondent)

 BY:
Robert Parsekian, Manager

(Printed Name and Title of Signatory)

C/O PARTEL MANAGEMENT LLC, 131 Hartwell Ave
(Business Address)

Lexington, MA 02421
(City, State Zip)

(617) 926-0995 /
(Telephone) (FAX)

bob@azadlegacy.com
(E-mail Address)

NOTE: If the respondent is a corporation, indicate state of incorporation under signature, and affix corporate seal; if a partnership, give full names and residential addresses of all partners; if an individual, give residential address if different from business address; and, if operating as a d/b/a give full legal identity. Attach additional pages as necessary.

Town of Reading

PRICE PROPOSAL FORM (THREE PAGES)

NAME OF PROPOSER: Robert Parsekian

ADDRESS OF AVAILABLE SPACE: 17 Harnden Street, Reading, MA 01867

I, Robert Parsekian, on behalf of BH WALTHAM II LLC, hereby submit a proposal in response to the Request for Proposals for Lease Space for the Reading Senior Center (RFP No. 22-40) on the following financial terms:

I. RENT ***See attached for Price Proposal Exhibit in the same form.**

OPTION A: Gross Rent with Tenant Improvement Allowance

The Town shall be responsible for a flat level monthly base rent (inclusive of all operating expenses and utilities except electricity) over the initial term and over each renewal term of the lease, and the proposer is willing to provide the Town with an allowance to construct the Tenant Improvements as summarized in the RFP on the following terms:

TERM	DATES (m/d/y - m/d/y)	MONTHLY RENT	ANNUAL RENT PER SQ. FT.	TOTAL RENT FOR TERM	TENANT IMPROVEMENT ALLOWANCE (LUMP SUM)	TENANT IMPROVEMENT ALLOWANCE (PER SQ. FT.)
Initial Ten (10) year Term		\$	\$	\$	\$	\$
First Renewal Option		\$	\$	\$	\$	\$
Second Renewal Option		\$	\$	\$	\$	\$

Town of Reading

OPTION B: Triple Net Rent with Tenant Improvement Allowance

The Town shall be responsible for a flat level monthly rent (exclusive of all operating expenses and utilities) over the initial term and over each renewal term of the lease, and the proposer is willing to provide the Town with an allowance to construct the Tenant Improvements as summarized in the RFP on the following terms:

TERM	DATES (m/d/y - m/d/y)	MONTHLY RENT	ANNUAL RENT PER SQ. FT.	TOTAL RENT FOR TERM	TENANT IMPROVEMENT ALLOWANCE (LUMP SUM)	TENANT IMPROVEMENT ALLOWANCE (PER SQ. FT.)	APP. PROPORTIONATE SHARE OF OPERATING EXPENSES	PAST ACTUAL OPERATING EXPENSES AND 2022 BUDGETED
Initial Ten (10) year Term		\$	\$	\$	\$			2023: _____ 2024: _____ 2025: _____ 2026: _____
First Renewal Option		\$	\$	\$	\$			
Second Renewal Option		\$	\$	\$	\$			

OPTION C: Gross Rent without Tenant Improvement Allowance

The Town shall be responsible for a flat level monthly base rent (inclusive of all operating expenses and utilities except electricity) over the initial term and over each renewal term of the lease (under this alternative, the proposer is not willing to provide the Town with an allowance to construct the Tenant Improvements):

TERM	DATES (m/d/y - m/d/y)	MONTHLY RENT	ANNUAL RENT PER SQ. FT.	TOTAL RENT FOR TERM
Initial Ten (10) year Term		\$	\$	\$
First Renewal Option		\$	\$	\$
Second Renewal Option		\$	\$	\$

Town of Reading

OPTION D: Triple Net Rent without Tenant Improvement Allowance

The Town shall be responsible for a flat level monthly rent (exclusive of all operating expenses and utilities) over the initial term and over each renewal term of the lease (under this alternative, the proposer is not willing to provide the Town with an allowance to construct the Tenant Improvements):

TERM	DATES (m/d/y - m/d/y)	MONTHLY RENT	ANNUAL RENT PER SQ. FT.	TOTAL RENT FOR TERM	APP. PROPORTIONATE SHARE OF OPERATING EXPENSES	PAST ACTUAL OPERATING EXPENSES AND 2016 BUDGETED
Initial Ten (10) year Term		\$	\$	\$		2013: _____ 2014: _____ 2015: _____ 2016: _____
First Renewal Option		\$	\$	\$		
Second Renewal Option		\$	\$	\$		

II. ADDITIONAL FINANCIAL TERMS (optional and if applicable)

- Security or Other Deposit Required: _____
- Months Rent-Free During Tenant Improvement Work: _____
- Contribution Towards ADA Compliance: _____

AGREED:

Signature

Date

Printed Name and Title:

Name of Business:

Price Proposal Exhibit

Option D: Triple Net Rent without Tenant Improvement Allowance

The Town shall be responsible for a flat level monthly rent (exclusive of all operating expenses and utilities) over the initial term and over each renewal term of the lease (under this alternative, the proposer is not willing to provide the Town with an allowance to construct the Tenant Improvements):

Term	Dates	Monthly Rent	Annual Rent per SF	Total Rent for Term	App. Proportionate Share of OpEx
Initial Term (10 years)	12/1/22 - 11/30/27	\$ 18,000	\$ 15.27	\$ 1,080,000	100%
	12/1/27 - 8/31/31	\$ 18,000	\$ 15.27	\$ 810,000	100%
	9/1/31 - 11/30/32	\$ 36,000	\$ 30.53	\$ 540,000	100%
First Renewal Term (5 years)	12/1/32 - 11/30/37	\$ 36,000	\$ 30.53	\$ 2,160,000	100%
Second Renewal Term (5 years)	12/1/37 - 11/30/42	\$ 39,600	\$ 33.58	\$ 2,376,000	100%

The current tenant pays 100% of the NNN operating costs and we therefore don't have a great estimate of the projected NNN costs.
This proposal is subject to approval by the current tenant.