



# Trending Developments

FALL RIVER OFFICE OF ECONOMIC DEVELOPMENT

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December 2015

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## Commonwealth Landing Receives State Tax Credits for Market Rate Housing

On November 13, 2015, Chrystal Kornegay, the Undersecretary of Housing and Community Development for the Commonwealth of Massachusetts was on hand at the Commonwealth Landing, located at 1082 Davol Street, to announce \$1.9 million in tax credits for the development of 103 market rate units at the location.

State Representative Carole Fiola, who represents the district in which Commonwealth Landing is located, served as the MC of the event which was also attended by State Senator Michael Rodrigues, State Representative Paul Schmid, and State

Representative Alan Silvia. Mayor-elect Jasiel Correia and Fall River Office of Economic Development Executive Vice President Kenneth Fiola, Jr. were also on hand to offer support for the project.

The three men responsible for the drastic redevelopment of the former Quaker Mill, Tony Cordeiro, Larry Couto and Alan Macomber shared their vision for the next phase of development at Commonwealth Landing, which will cost over \$18 million and take

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Above: Undersecretary Kornegay addresses the crowd at Commonwealth Landing

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## 1,054 Jobs Available

Looking for a job?

Visit [froed.org](http://froed.org) then select the “Current Employment Opportunities” tab. Next click “Job Search” and this will launch an interactive database.

Within this database alone there are currently  
**1,054**  
employment opportunities within a 5  
mile radius of Fall River.



### Commonwealth Landing

(Continued from Page 1)

approximately a year to complete.

The 103 units will be market rate and start at \$1,100 for a one bedroom and \$1,400 for a two bedroom. In addition to the amenities already offered at the Commonwealth Landing, residents will also have use of a fitness center, a community room with a full kitchen, lounge, game room and small theater, which will be built as part of the residential development.

Kenneth Fiola, Jr., Executive Vice President of the Fall River Office of Economic Development is pleased to see this important project moving forward noting, "The owners

of the Commonwealth Landing have made a huge investment in this project to turn a vacant building along the waterfront into a vibrant mixed-use facility, which benefits not only the waterfront community, but the City as a whole. With their next phase of development they will be bringing much needed market rate units and accompanying amenities to the City and I wish them great success in this endeavor."

In addition to state incentives, the City of Fall River also approved a Tax Increment Financing agreement for the project, which will allow for increases in tax payments associated with the project to be phased in over time.



Above: Main entrance of Commonwealth Landing located at 1082 Davol Street (Photo: Herald News)

### City Pier License Awarded



Above: An aerial view of the Fall River City Pier

The Fall River Redevelopment Authority (FRRA) recently received a Chapter 91 Waterways license from the Commonwealth's Department of Environmental Protection for the Fall River City Pier project. The license will allow the FRRA to move forward with improvements, namely construction of seawall pilings to stabilize the pier as well as the 3 feet of fill.

Now that the proper license has been secured, the FRRA needs the \$7.5 million environmental bond appropriation to be released to fund the work. The allocation of funds has been approved by the Legislature, but needs to be released by the current administration.

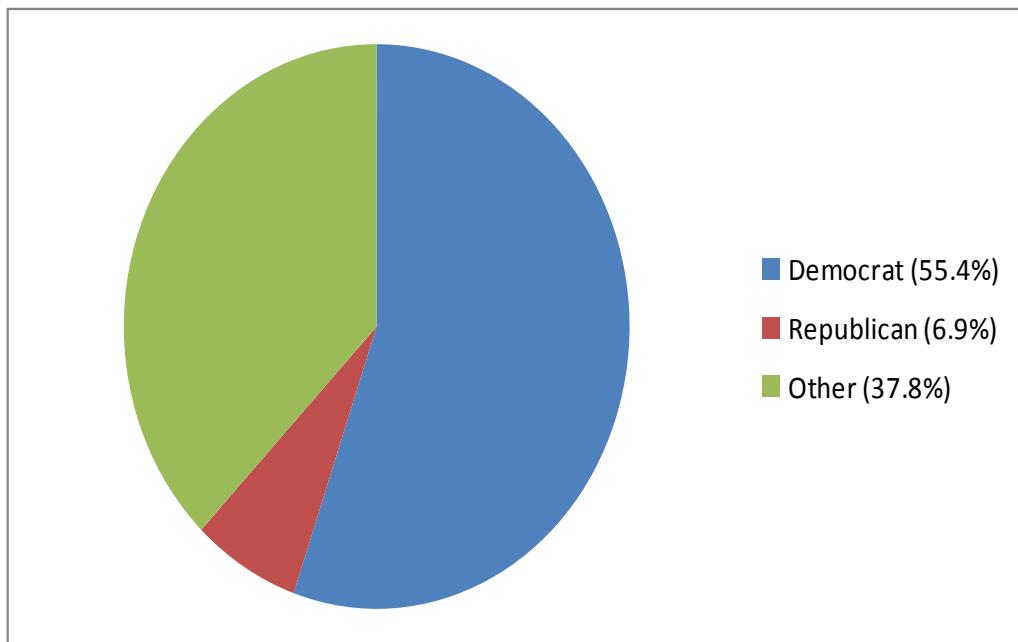
The design work for the stabilization of the pier is complete, so once the money is released construction will begin immediately.

To date close to \$3 million has been spent to remediate contamination on the site, which is finally ready for development.

The long-term plan for the 4.5 acre site located on Davol Street is to develop a marina and restaurant. It is anticipated that the land will be leased to a private developer to construct the marina and restaurant.

### Fall River by the Numbers...

#### Presidential Election Registered Voters in Fall River



*Source: Secretary of the Commonwealth of Massachusetts, 2012*

### City of Fall River Receives Coastal Pollutant Remediation Grant Award

The Commonwealth of Massachusetts' Executive Office of Energy and Environmental Affairs' Office of Coastal Zone Management recently announced that the City of Fall River will receive a \$71,750 grant for the Ferry Street Boat-Waste Pump-out Facility project.

With these funds the City of Fall River will design and implement a commercial/recreational boat-waste pump-out facility on city-owned property at the end of Ferry Street.

The Fall River boating community has expanded

dramatically with the addition of a new marina and expansions of both existing marinas and mooring fields, along with a significant increase in overnight transient boat visitors. This expansion is expected to continue with the ongoing development of Fall River's waterfront.

The pump-out boat system that the City currently uses is no longer adequate to provide a consistent level of service. The pump-out boat cannot operate in less than ideal weather conditions, which causes a delay in pump-outs many times

during the season causing a disincentive for boaters and leading to illegal discharging of effluents. A land-based, self-service pump-out station would significantly reduce the amount of illegal discharge of effluents into the Taunton River and its watershed.

The goal is to construct and implement a pump-out facility by June 30, 2016, that will connect to the City's Combined Sewer Overflow system. The total cost of the project is \$95,840.

A 25% match is required by the grant, so \$24,090 of the \$95,840 will be matched for completing the design plans, connecting pump-out to municipal sewer, outreach, publicity, and monitoring.

This project will greatly benefit the community as a whole by offering more reliable service to boaters thus reducing the amount of illegal discharges, and therefore reducing the level of pollution in the Taunton River and Mount Hope Bay.





F A L L R I V E R O F F I C E O F E C O N O M I C D E V E L O P M E N T

## Enjoy the Holiday Cheer at the Fall River Historical Society

The Fall River Historical Society has a number of events taking place this holiday season to help you celebrate this magical time of year.

The annual Holiday Open House is taking place now through December 30, 2015, Monday-Friday 9:00am to 4:30pm and Saturday-Sunday 1:00pm to 5:00pm. The Victorian Christmas theme features holiday finery in period style and a series of dazzling themed trees. Admission is free, but donations are welcome.

Victorian High Tea in the Easton Tea Room is happening now through December 27, 2015 on Saturdays and Sundays from 12:00pm to 4:30pm. Enjoy fine English teas, scones, tea sandwiches, savories and

dainty pastries in Easton Tea Room's elegant parlors with original period details. Reservations are recommended.

On December 12, 2015 Children's Tea with Mrs. Claus will take place at 11:30am, 1:30pm, and 3:30pm. Reservations are required.

Last, but certainly not least, on December 19, 2015 from 1:00pm to 4:00pm, Santa and Mrs. Claus will be available for a meet & greet! Admission is free.

The Fall River Historical Society is located at 451 Rock Street in Fall River. For additional information please call 508-679-1071 or visit [fallriverhistorical.org](http://fallriverhistorical.org).

## Fall River's Finest: Bishop James Louis Connolly

James L. Connolly was born in Fall River to Francis and Agnes McBride Connolly.

Connolly studied at the seminary in Washington, D.C. and was ordained in 1923. He was assigned to a Cape Cod church until he went to Europe to further his studies and earn a doctorate. Upon his return to the U.S., Connolly was called to St. Paul Diocese in Minnesota where he served as a professor, spiritual director and rector.

In 1945 Connolly was appointed Coadjutor Bishop by Pope Pius XII and returned to Fall River. He was named fourth Bishop of Fall River in 1951 after the death of Bishop James Cassidy, a position in which he served for two decades. During this time he ministered to more than 300,000 Catholics in Bristol and Barnstable Counties.

During his time as bishop, Connolly was instrumental in erecting fifteen new parishes.

In addition he was responsible for the building of Bishop Stang in Dartmouth, Bishop Feehan in Attleboro, Bishop Cassidy in Taunton, and Bishop Connolly in Fall River.

After nearly two decades as Bishop, Connolly retired in 1970. One of his greatest legacies is the Nazareth Hall institutions in various cities of the dioceses created to aid mentally challenged as well as expanding sites for the elderly.

Connolly attended Durfee High School and in 1962 received the Durfee Distinguished Alumni Award. Connolly died in Fall River in 1986 at age ninety-one and is laid to rest in the crypt at St. Mary's Cathedral.

(Source: "Cream of the Crop—Fall River's Best and Brightest" by John B. Cummings Jr.)



### Mission statement of the Fall River Office of Economic Development:

*Incorporated in 1978 as a 501(c)(4) corporation to promote the prosperity and general welfare of the citizens of Fall River through the stimulation of economic strength and expansion of new and existing business.*