

Trending Developments



FALL RIVER OFFICE OF ECONOMIC DEVELOPMENT

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982 Jobs Available

Looking for a job?

Visit 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 **982** employment opportunities within a 5 mile radius of Fall River.

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City of Fall River Stands to Receive \$27.5 Million for Waterfront Projects

Governor Charlie Baker filed legislation to fund \$200 million for road and bridge projects for cities and towns throughout Massachusetts. From this amount \$27.5 million has been earmarked for projects in Fall River. Specifically, \$20 million for State Pier improvements and \$7.5 million for the City Pier project.

The \$20 million earmarked for the State Pier will be used for capital improvements including the construction of a south basin, the rehabilitation and replacement of all marine structures for Battleship Cove, commercial fishing improvements, and

commercial marine transportation improvements.

At the City Pier, the \$7.5 million investment will be used for the capping of the site, stabilization of the existing seawalls and infrastructure on the site. The site is slated to accommodate a public marina.

There has been a great deal of development taking place on Fall River's waterfront in the past few years including the new Veteran's Memorial Bridge, development of Commonwealth Landing, a new pump station and public amenities at Bicentennial Park, updated boardwalk,



Above: Aerial view of the Fall River City Pier.



\$27.5 Million for Waterfront Projects

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development of the Cove Restaurant, Fall River Carousel updates, Battleship exhibit improvements, ferry service from the State Pier, and the accelerated bridge project, among others.

Fall River Office of Economic Development Executive Vice President Kenneth Fiola, Jr. is pleased with the funding announcement stating, “On behalf of the City, I want to thank the Governor for proposing this legislation and hope that our local delegation can muster enough support amongst their peers for its passage. The City’s waterfront is a significant asset and we are working hard to ensure the waterfront’s full potential is reached. We have seen significant investment in the waterfront on the private, local, state and federal levels, but there is still significant work to be done. We are thrilled to be able to move forward on the City Pier project, which is a key component of the overall redevelopment of the waterfront.”

Fall River Approves Central Housing Development Zone

On Tuesday, March 8, 2016 the Fall River City Council unanimously approved the application for a second Housing Development Zone within the City of Fall River. The initial Waterfront/Downtown Housing Development Zone was established in 2014.

The Housing Development Incentive Program (HDIP), established as M.G.L., Chapter 40V, provides Gateway Cities with a development tool to increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in designated areas. The program provides two tax incentives to developers to undertake substantial rehabilitation of properties for lease or sale as multi-unit market rate housing:

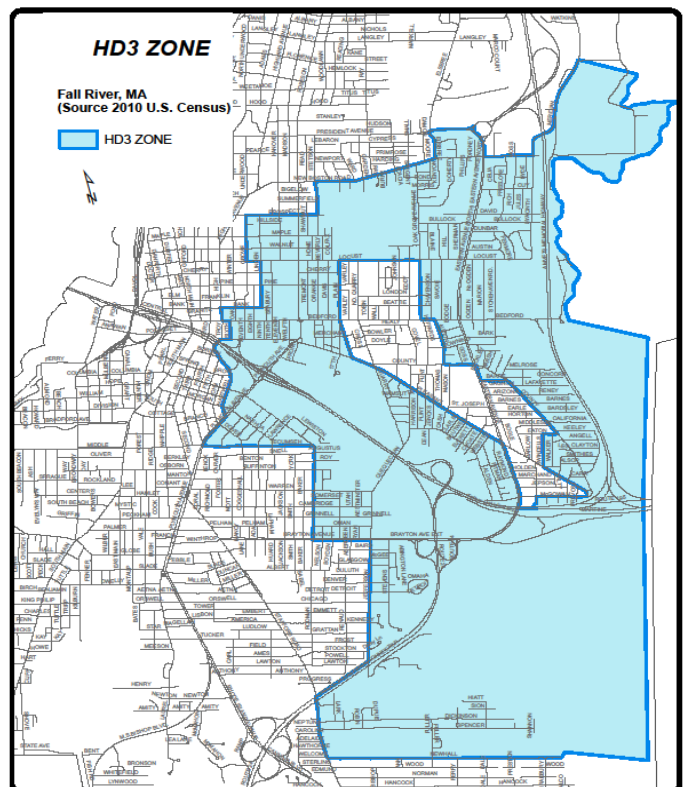
- A local-option real estate tax exemption on all or part of the increased property value resulting from improvements (the increment), and
- State tax credits for Qualified Substantial Rehabilitation Expenditures (QSREs) that are awarded through a rolling application process.

For the City of Fall River it is a program that will be especially useful in repurposing the city’s abundant mill inventory. It is estimated that there are approximately 25 mills within the newly established HD3/Central Housing Development Zone.

The incentives are not solely available to mill properties, the program is offered to any project where market rate units will be created or improved with an investment of at least \$30,000 per unit.

Mayor Jasiel F. Correia has been outspoken regarding his interest in creating market rate housing opportunities within the City to attract young professionals and empty nesters to Fall River. The approval of this zone is another tool the City can offer to developers when marketing mill properties.

The application will now be sent to the Massachusetts Executive Office of Housing and Economic Development for final approval.

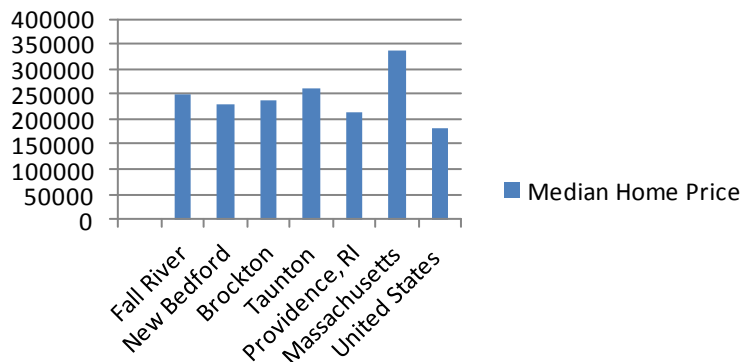


Fall River by the Numbers...

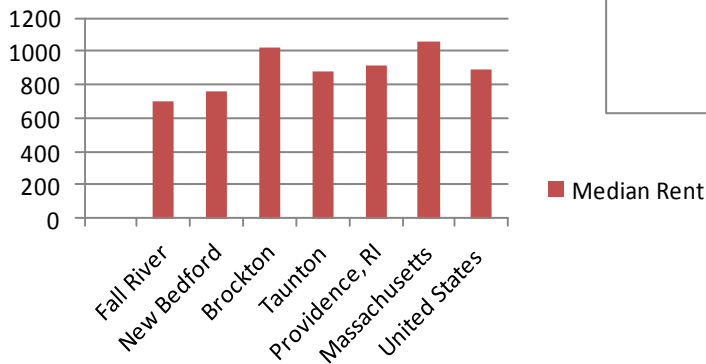
Housing Comparison

City	Median Home Price	Median Rent	Average Household Size	Owner Occupied Households	Renter Occupied Households
Fall River	\$247,600	\$699	2.4	37.6%	62.4%
New Bedford	\$228,400	\$762	2.4	43%	57%
Brockton	\$237,300	\$1,022	2.8	58%	42%
Taunton	\$260,000	\$883	2.5	63%	37%
Providence, RI	\$214,800	\$910	2.7	36%	64%
Massachusetts	\$335,500	\$1,056	2.4	63.2%	36.8%
United States	\$181,400	\$889	2.6	65.5%	34.5%

Median Home Price



Median Rent



Source: Areavibes.com

Keeping Fall River working in Fall River.

FALL RIVER OFFICE OF ECONOMIC DEVELOPMENT

FRRA Approves RFP for City Pier Work

The Fall River Redevelopment Authority (FRRA), the entity which owns the Fall River City Pier, has approved a Request for Proposals (RFP) for the next phase of development for transient dockage along Fall River's waterfront. Specifically, the RFP seeks qualified candidates for the conceptual design, permit-level design, and environmental regulatory permitting for the proposed transient dockage.

The consultant will work collaboratively with the FRRA to develop a conceptual design layout plan for public recreational boating facilities including a mooring area and transient dockage.

Once this plan is accepted by the FRRA the consultant will prepare a permit-level design and layout with technical input from

the Fall River Harbormaster.

In addition, the consultant will be responsible for leading and executing all efforts related to environmental regulatory permitting for the project.

The design and permit phase of the project is expected to take approximately 9 months to complete. The consultant will work closely with the FRRA on a mutually agreeable time table for the various aspects of the project.

It is expected that the RFP will be issued the week of March 14, 2016 and will be available in the City of Fall River Purchasing Department. All inquiries should be directed to the Purchasing Department at 508-324-2251.

Fall River's Finest: Arthur Edward "Artie" Butler

Born in 1887, Artie Butler was raised in Fall River, which is also where he began his baseball career that escalated all the way to the major league.

Butler was born to William and Olympe Bouthillier and changed his last name for career purposes. He married Laura Dumas.

Butler began his career in Fall River before being traded to the Boston Braves in 1911. Fall River wanted Butler returned, but he was instead traded to the Pittsburg Pirates. He remained in Pittsburg until 1914 when he was traded to the St. Louis Cardinals. In St. Louis he was roommates with the great Rogers Hornsby.

Butler played six seasons in the majors in a total of 454 games and a lifetime batting average of .241 and 54 stolen bases. Butler was utilized in a number of positions throughout his career including second base, short stop, third base and outfield.

Upon retirement he returned to Fall River where he lived until his death at age 96. At age 94 Butler received a letter from President Ronald Reagan congratulating him on being the oldest living retired baseball player.

Butler is buried in the Notre Dame Cemetery in Fall River.



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.

For more information please
visit our website:
www.froed.org