

# Trending Developments



FALL RIVER OFFICE OF ECONOMIC DEVELOPMENT

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September 2016

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Michael Motta, Technical Assistance  
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Steven Souza, Economic  
Development Administrative  
Assistant



## MassDOT & MBTA Host Public Meetings to Discuss SouthCoast Rail Alternatives

The Massachusetts Department of Transportation (MassDOT) and the Massachusetts Bay Transportation Authority (MBTA) will host a series of public meetings to discuss South Coast Rail alternatives.

MassDOT previously announced it is considering an alternative rail route between Boston and the SouthCoast that would go through Middleborough and be more time and cost effective to design and construct than the previously anticipated Stoughton route.

The public meetings will take place at 6:30pm with the

following dates and locations:

- September 7, 2016: Greater New Bedford Vocational High School, 1121 Ashley Blvd, New Bedford
- September 12, Bristol Community College Taunton Branch, 2 Galleria Mall Dr, Taunton
- September 14, 2016: Bristol Community College, Building G, 777 Elsbree St, Fall River
- September 15, 2016: Easton Middle School, 98 Columbus Ave, North Easton

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## 1,066 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 **1,066** employment opportunities within a 5 mile radius of Fall River.

## MassDot/MBTA Hearings

*(Continued from Page 1)*

- September 19, 2016: Canton High School, 900 Washington St, Canton
- September 22, Middleborough High School, 71 East Grove St, Middleborough

Attorney Kenneth Fiola, Jr., Executive Vice President of the Fall River Office of Economic Development has voiced his support for the Middleboro alternative. Attorney Fiola testified before the MBTA Fiscal Management and Control Board noting the significant road blocks to the Stoughton route and offering the Middleborough alternative as a feasible option to bring rail service to SouthCoast Communities.

Specifically, the exorbitant cost of \$3.4 billion, lack of funding mechanism, lack of necessary permits, lack of implementation schedule and significant litigation from communities north of Taunton are all roadblocks of the Stoughton route that would make the project unlikely to become a reality. Instead, he supports the more realistic scenario that would use an existing rail-way corridor that could

bring rail service to the SouthCoast in 2 years at a cost of \$148 million.

Attorney Fiola is one of many SouthCoast leaders advocating for the Middleboro route. On August 3, 2016 the SouthCoast Development Partnership (SCDP) sent a letter of support for the Middleboro route to the Fiscal Management Control Board of the MBTA. In the letter the SCDP Co-Chairs Nicholas Christ, President and CEO of BayCoast Bank and Dave Slutz, Managing Director of Potentia Business Solutions request MassDOT make a timely determination as to the legal, technical and fiscal feasibility. In the event the route is determined feasible, SCDP would support immediate advancement of the project.

The economic benefits of rail service to a community are significant including lower unemployment, increased commercial development and increased land value among many other benefits. Anyone who would like to participate in this important regional initiative is encourage to attend one of the public meetings.

## FROED Welcomes Steven Souza

The Fall River Office of Economic Development recently hired Steven A. Souza for the position of Economic Development Administrative Assistant to work with the Executive Vice President and the Director of Administration in a transitional role to understand and manage the financial operations of the office. Ultimately, the position will be merged into the Director of Administration position as the current Director of Administration, Janet Misturado will be retiring after 25 years of service to FROED.

The position was advertised in July and while a number of applications were received, Mr. Souza had the strongest qualifications for the position.

Mr. Souza has a Bachelor of Arts in Economics and a Bachelor of Science in Accounting from Providence College. Prior to taking the position with FROED, Mr. Souza was the Controller for Kyler Seafoods, Inc. in New Bedford, MA. In this role Mr. Souza prepared monthly financials, implemented internal audits

and controls, coordinated external audits, oversaw compliance, prepared financial analysis and managed human resource activities among other responsibilities.

Attorney Kenneth Fiola, Jr. Executive Vice President is enthusiastic about Mr. Souza joining the team noting, "Steve has a wealth of knowledge and expertise in the area of administration, which is crucial during this transitional time at FROED. I am certain that Steve will be an asset to this organization and we look forward to working with him."

Mr. Souza joined the office on Tuesday, September 6, 2016. Welcome Steve!



*Above: Steven Souza, FROED  
Economic Development  
Administrative Assistant*

# Trending Developments



## Fall River by the Numbers... Fall River Mills

Mill Name	Year Built	Location	Construction	Mill Name	Year Built	Location	Construction
Algonquin Printing	1891	Middle St	Red Brick	King Philip	1881	Kilburn St	FR Granite
American Printing	1906	Anawan St	Red Brick	King Philip	1888	Kilburn St	Red Brick
Arkwright	1897	Quequechan	FR Granite	King Philip	1892	Kilburn St	FR Granite
Barnard	1874	Quarry St	FR Granite	Laurel Lake	1881	Broadway	FR Granite
Barnard Weave Shed	1896	Quarry St	FR Granite	Laurel Lake	1896	Broadway	FR Granite
Border City	1880	West St	Red Brick	Mechanics	1868	Davol St	Red Brick
Border City	1873	Weaver St	Red Brick	Metacomet	1847	Anawan	FR Granite
Bourne Mill	1881	State Ave	FR Granite	Narragansett	1872	North Main St	Red Brick
Chace Mills	1872	Lewiston St	FR Granite	Narragansett	1882	North Main St	Red Brick
Charlton Mill	1910	Howe St	FR Granite	Pilgrim	1910	Pleasant St	Red Brick
Conanicut Weave	1904	Shaw St	Red Brick	Richard Borden	1889	Plymouth Ave	FR Granite
Cornell	1889	Alden St	FR Granite	Sagamore	1881	North Main St	FR Granite
Crescent	1871	Front St	FR Granite	Sagamore	1882	Ace St	FR Granite
Davis	1902	Quequechan	FR Granite	Sagamore	1888	Ace St	Red Brick
Davis	1908	Quequechan	FR Granite	Sanford Spinning	1891	Globe Mills	Red Brick
Davol	1871	Plymouth Ave	Red Brick	Seaconnet	1884	Fr. Devalles	FR Granite
Davol	1867	Plymouth Ave	Red Brick	Seaconnet	1895	Fr. Devalles	FR Granite
Durfee	1866	Pleasant St	FR Granite	Shove	1874	Shove St	FR Granite
Durfee	1871	Pleasant St	FR Granite	Shove Weave Shed	1897	Shove St	FR Granite
Durfee	1881	Pleasant St	FR Granite	Stafford	1872	County St	FR Granite
Durfee Weave	1893	Pleasant St	FR Granite	Stafford	1886	County St	FR Granite
Fall River Bleachery	1872	Jefferson St	FR Granite	Stafford Weave	1900	County St	FR Granite
Fall River Merino	1875	Alden St	Red Brick	Stevens Manufacturing	1901	Stevens	Red Brick
Flint	1882	Alden St	FR Granite	Stevens Manufacturing	1901	Stevens	Red Brick
Flint	1909	Alden St	FR Granite	Tecumseh	1866	Pleasant St	FR Granite
Foster Spinning	1916	Cove St	Red Brick	Union	1859	Pleasant St	FR Granite
Globe Yarn	1881	Globe Mills	Red Brick	Union	1865	Pleasant St	FR Granite
Globe Yarn	1885	Globe St	Red Brick	Wampanoag	1872	Quequechan	FR Granite
Globe Yarn	1893	Griffin St	Red Brick	Wampanoag	1877	Alden St	FR Granite
Granite	1871	Bedford St	FR Granite	Wampanoag Weave	1887	Quequechan	FR Granite
Granite	1893	Bedford St	FR Granite	Wyoming	1845	Chace St	Fieldstone
Hargraves	1888	Quarry St	FR Granite				
Heywood Narrow	1890	Martine St	Red Brick				
King Philip	1871	Kilburn St	FR Granite				



Keeping Fall River working in Fall River.

FALL RIVER OFFICE OF ECONOMIC DEVELOPMENT

## TIF Board to Meet on September 8, 2016

On Thursday, September 8, 2016 the Tax Increment Financing (TIF) Board will meet to review three applications submitted requesting TIF consideration.

The three projects are CEA Nashua, LLC, which plans to redevelop 416 William S Canning Blvd. The project will include a \$7 million investment, the retention of 25 jobs and the creation of 100 new positions.

Also going before the TIF Board is a project proposed by 775 Davol St, LLC, which plans to demolish a dilapidated building located at 775 Davol St and build a new medical office building. This project will cost approximately \$3.5 million and is expected to create 50 new employment positions.

Hutchens Holding, II, LLC is looking to construct a 77,000 SF building for cold storage. This new construction will create 12 new positions and cost approximately \$11.7 million.

If approved, the TIF Board will set a schedule to reduce each company's tax exposure on the new value of the projects for a period of time. After the term of the TIF expires, each company will be responsible for the full tax value of the property. If approved by the TIF Board, the application is then submitted to the City Council for review and final determination.

TIFs are a great economic development tool as they attract new development by phasing in tax increases to make projects more fiscally feasible.

## Fall River's Finest: Melvin Zais

Melvin Zais was born in Fall River in 1916, one of five children of Ginny Kaufman and Abraham Zais, and lived in the East end of Fall River. He attended local Fall River schools, BMC Durfee High School, Louisiana State University, the University of New Hampshire, Harvard Business School for Senior Leaders, Command and General Staff College and the National War College.

In 1937, Zais was commissioned a Second Lieutenant in the US Army Reserves. During WWII he fought in southern France and at the Battle of the Bulge, as a battalion commander of the 517th Parachute Infantry Regimental Combat Team. Called the Father of the Airborne, Zais was the first to join the 501st Airborne Infantry Battalion. He subsequently fought in Korea and Vietnam as well.

Zais remained in the service to become a career soldier, fighting in Vietnam and serv-

as commander of the 101st Airborne Division. He was promoted to Brigadier General in 1964, Major General in 1967 and Lieutenant General in 1969. Under his command of the 101st Airborne Division, US Army, Vietnam, the soldiers fought the Battle of Hamburger Hill. In 1973, General Zais was named Commanding General, Allied Land Forces, Southeast Europe, Turkey. A few months later he was promoted to four-star general.

Zais received five Distinguished Service Medals, two Silver Stars, four Legions of Merit medals, two Distinguished Flying Crosses, the Bronze Star and Purple Heart.

Zais died in 1981 and is buried at Arlington National Cemetery.

*(Profile from "Cream of the Crop—Fall River's Best and Brightest")*



### 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](http://www.froed.org)