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FALL RIVER REDEVELOPMENT AUTHORITY

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Fall River Redevelopment Authority meeting held pursuant to the Massachusetts Open Meeting Law, M.G.L.c. 30A, 18-25, on Wednesday, May 22, 2019, transcribed by Jeanne M. Bramanti, Registered Professional Reporter and Notary Public in and for the Commonwealth of Massachusetts.

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P R O C E E D I N G S 2

1 CHAIRPERSON O'CONNELL: Pursuant to the open
2 meeting law any person may make an audio or video
3 recording of this public meeting and may transmit the
4 meeting through any medium. Attendees are, therefore,
5 advised that such recordings or transmissions are being
6 made whether perceived by those present and are deemed
7 acknowledged and permissible.
8 So with that being said, I will call the
9 meeting to order, and we have a couple of exciting
10 things on the agenda. We're going to go a little bit
11 out of order.
12 We'll do the approval of the minutes. Did
13 everybody have a chance to take a peak of the May 8
14 minutes?
15 MR. OLIVEIRA: Those were executive session
16 minutes, I believe.
17 MR. COUGHLIN: Yeah, the draft one is not
18 ready yet.
19 CHAIRPERSON O'CONNELL: Oh, the draft one is
20 not ready? Okay, so we'll skip that one. And then we
21 are going to jump to six since we have representatives
22 here from Waterfront Promotions LLC. A letter from
23 Attorney Arthur Frank regarding request for seasonal
24

3

1 license agreement at 600 Davol Street, Fall River,
2 Mass. And with that being said we have Attorney Arthur
3 Frank here.
4 MR. ARTHUR FRANK: Good evening, Madam Clerk,
5 members of the board. For the record, my name is
6 Arthur Frank. I am a lawyer with an address of 209
7 Bedford Street, Fall River, Massachusetts, and I
8 represent the proposer of this request Riverfront
9 Promotions LLC.
10 They have, as you know, asked for permission
11 to use a portion of your pier down on the waterfront,
12 and I was just talking with Attorney Coughlin, and the
13 engineer tells us that it's approximately 20,362 square
14 feet, and it's the northerly part of the two prong pier
15 where a lot of the construction is going on right now.
16 I have given you all copies of the 3D
17 proponents of this, and if you look at them, and I'll
18 go to the easel in a minute, if you look at the very
19 first page I gave you that pavilion that's on the far
20 left side closest to the water, that is not something
21 that we would have ready for this year.
22 What we would have ready would be a stage, a
23 bar, and the storage areas that you see on the easterly
24 side of the portion of the pier. So as we go to the

4

1 easel if we're looking south, as you can see, one of
2 the figures is actually longer than the other, but this
3 would be approximately the area that you would be given
4 us permission to use. This building would not be ready
5 this year, this would be the stage, and this would be
6 the bar.
7 Here is another view looking from the east
8 going west, and as you see there are barstools in front
9 of the bar and they envision also having either
10 Adirondack chairs or maybe having people bring in sling
11 chairs because this isn't just -- we don't just want
12 this to be a place to have a drink, we also want it to
13 be a place where there is going to be events.
14 And when we were filling out the liquor
15 license application which will be the next step if you
16 gave us permission, the proponents of the LLC
17 Mr. Bettencourt and his wife said we would like to have
18 a lot of different things. We may want to have
19 concerts, we may want to have Portuguese dancing down
20 there, we may want to have movie nights, so we checked
21 every reasonable box on the entertainment application.
22 So we're looking maybe to have music, dancing,
23 cultural events, and in order to do that the right way
24 they knew that they would need somebody to coordinate

5

1 that, and I brought Mr. Tyler Almeida with me tonight.
2 He is the posed events coordinator, and, Tyler, why
3 don't you give a little bit more of an explanation as
4 to what you would have there.
5 MR. TYLER ALMEIDA: Sure. My name is Tyler
6 Almeida. I am originally from this area. I spent the
7 last two years in San Diego working for a Marriott
8 International. Previously I was working in the
9 Providence area organizing past events such in -- you
10 know, down -- I've organized events in the past at
11 Burnside Park that was nationally televised on ESPN, I
12 have a close relationship with a lot of the local bands
13 and the community members, and I have a long history of
14 organizing such events.
15 So I think this would be a great project for
16 the community, for the waterfront, and we would, again,
17 we would do multiple outdoor events, yoga, movie night,
18 live music, things like that to sort of bring the
19 community together.
20 MR. ARTHUR FRANK: We don't see ourselves as
21 being a competitor of what's already down there. We
22 think we would be a component of what this board
23 probably wants to see down there, obviously, something
24 a lot better than what used to be down there in the

1 '50's and '60's and '70's. 6
2 So there are plenty of restaurants, but we
3 don't want to be a restaurant, we want to be a center
4 that's an event center. We've even gone so far as to
5 reach out to Narragansett Brewery, and they have
6 agreed to work with us to help promote the pavilion, to
7 help promote the center.
8 And we submitted a memorandum of understanding
9 that Mr. Bettencourt has signed, and besides providing
10 us with their beverages at a certain posted cost, he
11 would also help us with promotions. It may be in the
12 form of umbrellas, it may be in the form of Adirondack
13 chairs, we don't know yet, we will work that out.
14 But that's what we're trying to bring to the
15 waterfront, and it's still going to leave the major
16 portion of that pier open for the public use through
17 this board's policies and procedures, so we ask that
18 you look favorably on our request, and we would like to
19 work in partnership with you to bring something a
20 little different to the waterfront that's not currently
21 there.
22 CHAIRPERSON O'CONNELL: So at this point,
23 thank you very much, Arthur and Tyler.
24 MR. ARTHUR FRANK: Thank you.

1 CHAIRPERSON O'CONNELL: I would like to open 7
2 it up to any board members that might have any
3 questions.
4 MR. OLIVEIRA: I have a very quick question.
5 Would you be advertising events outside of Fall River
6 to bring folks, other communities to --
7 MR. ARTHUR FRANK: I'll defer to my event's
8 coordinator.
9 MR. TYLER ALMEIDA: Yeah. I mean, we plan to
10 bring people into the community that aren't familiar
11 with the Fall River area, show them the beautiful
12 waterfront that's down there. We want to have a very
13 -- a wide variety of events stemming from a small event
14 that's geared to, local say, fundraisers or wedding,
15 things like that or up to potentially having a
16 nationally televised --
17 MR. OLIVEIRA: Would you be advertising on the
18 radio or media that will attract outsiders?
19 MR. TYLER ALMEIDA: We have -- so as far as my
20 understanding that's where Narragansett Brewery will
21 come into play. From our tentative agreement that we
22 have with them they would be handling most of the
23 advertising and sort of spreading the word out there
24 for us.

1 MR. ARTHUR FRANK: They're going to be a 8
2 social media outlet for us. And to give you an example
3 of what the city licensing board allows you could have
4 jukebox music, you could have recorded music, you could
5 have live music, you could have Karaoke, you could have
6 dancing by performers, movies, light show, floor show,
7 theatrical exhibition.
8 So I don't want to limit what Mr. Almeida may
9 have in his mind as far as what he could bring to this
10 area, but if you give us the opportunity we're going to
11 try the best we can.
12 CHAIRPERSON O'CONNELL: Just to add to that
13 one question, Joe, as I do have a copy of the
14 understanding with Narragansett Brewery, and it does
15 say that Narragansett Brew company will offer
16 promotional merchandise materials including printed and
17 electronic social media support, so I believe that
18 they're going to have the full backing of the full
19 social platform of Narragansett as well as whatever
20 they want.
21 MR. ARTHUR FRANK: Understood, as well, this
22 would be a seasonal license. Your licensure would
23 tie-in with any license that we get from the licensing
24 board. They do have seasonal liquor licenses, I

1 believe they run from May 1 to November 1, so that's 9
2 how we would tie this in. We would wrap everything up
3 at the end of the year, and come back for the next
4 season.
5 CHAIRPERSON O'CONNELL: Any other questions?
6 MS. DIONNE: So basically this is a community
7 based idea, potentially a first step in tourism for
8 Fall River.
9 MR. TYLER ALMEIDA: Absolutely.
10 MS. DIONNE: And potentially even a national
11 level, you're saying, which I've always been a hundred
12 percent about community based, something that everybody
13 can enjoy, families, individuals, open to everyone
14 essentially.
15 MR. ARTHUR FRANK: Correct.
16 MR. SMITH: I have a question. My question
17 would be about the access to it. You had said
18 something that concerned me that the licensee would be
19 using that part and the city would have access to the
20 rest of it.
21 I just want to make sure that the taxpayers,
22 the citizens have access to everything that is not
23 exclusive to this particular business that pier.
24 MR. ARTHUR FRANK: No, what I meant to say is

1 that the only piece that you're allowing us to use is¹⁰
2 that finger portion of that pier, but, obviously, we
3 want the public to come to our pavilion.
4 MR. SMITH: Right, so the people that aren't
5 using a particular business, especially the Chapter 91
6 license requires the access to everyone, so it won't be
7 closed off to anyone?
8 MR. ARTHUR FRANK: Oh, no. No, that's just
9 the only area that you're going to allow us to use, and
10 that's the only place that will be licensed for the
11 alcohol.
12 MR. SMITH: I mean, I like it. I like the
13 whole concept, I like everything. I think it's a huge
14 asset to the city. I just wouldn't want to see it
15 fenced off and be a cover charge to get into that
16 section of the pier if there is an event there or
17 something because the public owns that property.
18 MR. ARTHUR FRANK: Oh, absolutely.
19 MR. SMITH: The public owns all of it.
20 MR. ARTHUR FRANK: Absolutely.
21 MR. SMITH: So, you know, with that being said
22 I would love to support it as long as that's in the
23 license agreement that there should never be a cover
24 charge or a restriction on the public accessing the

1 entire property.¹¹
2 CHAIRPERSON O'CONNELL: I don't think that
3 there is any --
4 MR. ARTHUR FRANK: I don't think that's the
5 intent.
6 CHAIRPERSON O'CONNELL: That's not the intent
7 at all.
8 MR. SMITH: Great. As long as the public
9 always has full access to the entire pier I fully
10 support it, I love it.
11 MS. DIONNE: And theoretically I think in
12 conjunction with what you're doing we could even
13 promote things like chowderfests or art exhibitions or
14 --
15 MR. ARTHUR FRANK: Yeah.
16 MS. DIONNE: Anything, even a mini Fall River
17 celebrates America, again, to just tie everything in.
18 MR. ARTHUR FRANK: But if somebody wanted to
19 go to the chowderfest and they wanted to have a drink
20 they would have to go over to that pavilion.
21 MS. DIONNE: Yeah.
22 MR. ARTHUR FRANK: They wouldn't be able to go
23 to the southerly portion.
24 MS. DIONNE: Which, yeah, I think that is a

1 good thing to keep that separate.¹²
2 MR. ARTHUR FRANK: Sure.
3 MS. DIONNE: So are you in any respect
4 considering, like, a 21 and over type thing in that
5 area or is it just --
6 MR. ARTHUR FRANK: Well, I think that's the
7 purview of how the licensing board wants us to set it
8 up. They may tell us you're going to use wristbands,
9 you're going to use a roped off area for just the
10 alcohol because, obviously, if there is a family that
11 wants to go down there, you know, mom and dad want a
12 beverage, but we're going to have to make sure and
13 prove to the licensing board that we can police it to
14 their standards.
15 CHAIRPERSON O'CONNELL: Just to expand a
16 little bit more, there is has also been talks that in
17 the parking lot area of the busy weekends inviting food
18 trucks to come in. You know, inviting other people to
19 come in not in competition with them in alcohol sales
20 but to enhance the area.
21 Maybe set up, on one portion of it maybe the
22 RDA will set up a playground area, do something that
23 the kids can also do because the other whole half of
24 the area we've talked about putting grass and I've been

1 listening to their proposal back and forth from square¹³
2 one, and I think it's going to enhance really, the
3 area.
4 MR. ARTHUR FRANK: And we fully understand
5 three, four, five, six years you may have other ideas
6 once they depress Route 79. We know this is not going
7 to be forever, but we think we can bring some enjoyment
8 to people down at the waterfront for at least a limited
9 number of years.
10 MS. DIONNE: But you never know either.
11 MR. ARTHUR FRANK: Well, you don't,
12 absolutely.
13 MS. DIONNE: You know, this could turn into
14 the best thing ever and who knows. The possibilities
15 are endless.
16 CHAIRPERSON O'CONNELL: Any other questions?
17 MS. TAYLOR BRANCO: No, just a comment. Other
18 bars or other establishments that provide alcohol, a
19 lot of times after, like, 8 p.m. you have to be 21 or
20 older, so maybe it could be something like that where
21 you can only get into that area once you're.
22 MR. ARTHUR FRANK: Whatever the licensing
23 board tells us to do we're going to do. If they say
24 they want the alcohol just served in a specific area,

1 then that's what we're going to do. If they want it 14
2 roped off, we'll rope it off.
3 MR. SMITH: What's the time frame into turning
4 that thing green and getting you guys to open your
5 doors?
6 MR. ARTHUR FRANK: If we had our druthers?
7 MR. SMITH: Yeah, yeah.
8 MR. ARTHUR FRANK: If we had our druthers, it
9 would be great to open for 4th of July. But, again, I
10 know the site is still being worked on. I still have
11 to file the application with the licensing board. It
12 has to be approved at this level, it has to be approved
13 at the Boston level. Once it leaves the licensing
14 board's office here in this building we really don't
15 have a lot of control over it.
16 What we can do is ensure that the application
17 is complete, that all the questions are answered so
18 that when it gets up there the investigator can look
19 through it and hopefully get a positive recommendation
20 over to the full board for approval because once that
21 happens they will electronically contact the licensing
22 board that the license has been approved in Boston, and
23 then we'll -- it's just a question of how quickly the
24 builder can get the building up.

1 MR. SMITH: I got you. So what has to happen 15
2 to get this rolling?
3 CHAIRPERSON O'CONNELL: The next step is --
4 MR. SMITH: Because I can't believe that you
5 put this together in six months, you know, since we
6 switched consulting companies. I didn't think that we
7 would see this for years, and I commend the chairperson
8 because I had nothing to do with it, and I know you
9 worked on it with the administration. I think it's
10 incredible what you put together in six months time
11 because I know we were left with a mess, so --
12 CHAIRPERSON O'CONNELL: And we want the public
13 to be out there.
14 MS. DIONNE: Absolutely.
15 MR. SMITH: And you want the public to be out
16 there.
17 MR. COUGHLIN: It would be a motion to vote to
18 authorize the chair to sign the license agreement.
19 MR. SMITH: I would make that motion to
20 authorize the chair to execute the license with the
21 licensee and negotiate and get it moving.
22 MS. DIONNE: I'll second.
23 CHAIRPERSON O'CONNELL: All in favor.
24 MS. TAYLOR BRANCO: Aye.

1 MR. OLIVEIRA: Aye. 16
2 MS. DIONNE: Aye.
3 MR. SMITH: Aye.
4 MR. ARTHUR FRANK: Thank you very much.
5 MR. TYLER ALMEIDA: Thank you.
6 CHAIRPERSON O'CONNELL: Thank you very much.
7 We're very excited about it.
8 The next item on the agenda is economic
9 developer director position interview of a candidate,
10 and with that being said I would like to ask Maria to
11 come on down, please.
12 MS. MARIA MARASCO: Good evening.
13 CHAIRPERSON O'CONNELL: Hello.
14 MS. MARIA MARASCO: Madam chairman, nice to
15 see you.
16 CHAIRPERSON O'CONNELL: Nice to see you,
17 again. So everybody has been issued her resume, and we
18 are going to follow the same format, basically, as the
19 questions that the preliminary screening committee
20 asked just so the full board can hear you.
21 So would you please tell us about your
22 background and why you're so well-suited for this
23 position.
24 MS. MARIA MARASCO: My background -- first of

1 all, I am Maria Marasco. I'm an attorney with -- I 17
2 have a master's degree in business administration from
3 Boston University. For the past going on five years I
4 have been the southeast regional director for the
5 Massachusetts office of business development under the
6 executive office of housing and economic development,
7 and I am very proud to say that I am the representative
8 for Fall River, and I have been working in this city
9 and with your city in conjunction with your previous
10 consultants, your business community, and also both
11 administrations, prior administration, this current
12 administration over that time period and have
13 successfully completed a number of economic development
14 programs for the city.
15 And I am currently a member of the
16 Massachusetts offshore wind team, so it's been my
17 pleasure to introduce a number of international
18 companies to the city with the potential of them
19 locating here and helping develop the offshore wind
20 industry in the United States.
21 So with that being said, my qualifications,
22 you get an attorney, you get a business person, you get
23 somebody who has actually started a number of small
24 businesses and can relate to the local business

1 community, somebody who has actually been here in the ¹⁸
2 city and has a background and a commitment to seeing
3 positive efforts move forward.
4 CHAIRPERSON O'CONNELL: Thank you. Describe
5 your experience in the field of economic development
6 which you kind of just touched on --
7 MS. MARIA MARASCO: Yeah.
8 CHAIRPERSON O'CONNELL: -- but specifically
9 more with job creation and job retention.
10 MS. MARIA MARASCO: Okay. Well, there are a
11 number of tools, as we say, that are in the toolbox,
12 and it's very important for any economic development
13 director, any economic development agency, and, also,
14 the businesses that need to access these tools to
15 understand how they work.
16 So I've had expertise in this particular area,
17 there are local incentives, state incentives, and
18 beyond that there were workforce incentives. On the
19 federal level, as you see, was so very helpful in the
20 revitalization of the Harbor Mall, they access new
21 market tax credits, so, again, it's my understanding,
22 the network of people that I already have in the
23 economic development community, and understanding that
24 those tools are in the toolbox and to be able to refer

1 businesses and identify those tools which would apply ¹⁹
2 in any particular economic development plan.
3 CHAIRPERSON O'CONNELL: Can you provide us
4 with some examples of success in working with state and
5 federal economic development offices and their
6 programs?
7 MS. MARIA MARASCO: Well, I can say that the
8 Harbor Mall was certainly something. Prior to my
9 getting involved I did introduce the developers to
10 Mass. Development which has funds for new market tax
11 credits. Merrow Manufacturing, I was introduced to
12 Charlie Merrow, and it's wonderful to see that out of
13 that one introduction he was able to get state
14 assistance through -- I shouldn't say assistance.
15 State tax credits in order for him to reinvest it in
16 his people.
17 The city of Fall River also invested in
18 workforce development funds. He has been an avid
19 advocate of trying to train people and get them
20 involved in the community, and so there was also US
21 vetting, a project that we worked on, again, state tax
22 credits that allowed the business owner to reinvest in
23 his plant. And then most recently introduced, again, a
24 major offshore wind company to the city with the

1 potential of them locating here. ²⁰
2 CHAIRPERSON O'CONNELL: Describe your
3 experience with compliance and statistical reporting
4 requirements associated with government programs.
5 MS. MARIA MARASCO: For many years I was
6 executive director or I managed a number of state
7 agencies, so the compliance level was very important
8 ranging from financial compliance to public records
9 compliance, so I think my resume may actually speak for
10 itself in terms of the level of responsibility that I
11 had in the --
12 CHAIRPERSON O'CONNELL: How about your
13 responsibilities with budgeting, how many employees
14 have you supervised at one time and describe your
15 managerial style.
16 MS. MARIA MARASCO: Well, at the board of
17 review I supervised approximately 30 employees, my
18 budget there about \$2 million. At a certain point it
19 doesn't matter if it's \$200,000 or \$2 million, it's
20 just where the zero lies, but at the end of the day you
21 have to account for any, every penny.
22 My management style is that I like to dive
23 deep into a project, I like to build consensus, I like
24 to learn from the people who are going to be the end

1 users. And so with that being said you have vast ²¹
2 experience here and I would be looking to all of you
3 for your input. I would certainly be looking to have a
4 direct conversation with the consultants involved in
5 your urban renewal plan, and then absolutely the
6 leadership of Fall River.
7 CHAIRPERSON O'CONNELL: Describe your
8 activities during your first day and first week on the
9 job.
10 MS. MARIA MARASCO: As I previously mentioned
11 I think I would like to just sit down with you all,
12 certainly get the consultant in the room to start
13 diving deep into those urban renewal plans and I think
14 finding out for the past six months or so that you've
15 been without a director to find out what's worked, what
16 you need, and what you may be looking forward to
17 developing in the short-term, and certainly this
18 project would be right at the top of the list.
19 CHAIRPERSON O'CONNELL: What do you consider
20 to be your best strength and greatest weakness?
21 MS. MARIA MARASCO: My best strength is that I
22 never give up and I believe in giving my all and to a
23 certain extent that may be my weakness because it
24 requires a lot of energy and effort, and, yet, I'm

1 still standing, I'm still here, and I'm committed. I'm²²
2 committed to the city. I know that there was a gap,
3 and I think your city leaders can attest to the fact
4 that we were just making it work, making things happen,
5 and your businesses didn't suffer, those that were
6 looking for direction and incentives and programs.
7 CHAIRPERSON O'CONNELL: Why do you want to
8 leave your current position?
9 MS. MARIA MARASCO: It's not a question of
10 wanting to leave, but it's wanting to come here.
11 Again, taking the experience that I've had within the
12 city, taking the experience that I've had with the
13 state and focusing it here in this particular city.
14 And so if you're wondering this affinity that
15 I have towards Fall River, it's not only the people
16 here, working here for the past five years, the
17 waterfront, which is my passion, but my grandparents
18 immigrated from Italy to Lawrence, so in many ways I
19 see Fall River, just part of that family network. My
20 grandmother worked in the textile mills, and just to --
21 it's like familiar, it's very familiar.
22 CHAIRPERSON O'CONNELL: Thank you. What are
23 your salary expectations, and when would you be able to
24 start this position?

1 MS. MARIA MARASCO: My salary expectations are²³
2 those commensurate with the level of skills, experience
3 that would be required for the position, and then with
4 an understanding that what I also bring to the table
5 which is, again, expertise in the offshore wind
6 industry which is a potential expertise in state and
7 local tax incentives particularly to Massachusetts.
8 And when could I start? I guess it's
9 something that we can work out and something that we
10 can clearly work out. This summer.
11 CHAIRPERSON O'CONNELL: Before I open it to
12 the board I just want to say thank you.
13 MS. MARIA MARASCO: Oh, you're welcome.
14 CHAIRPERSON O'CONNELL: Every time that we've
15 run into each other --
16 MS. MARIA MARASCO: We're on the blue economy
17 corridor advisory committee together.
18 CHAIRPERSON O'CONNELL: Yes. It's a pleasure
19 to have you here.
20 MS. MARIA MARASCO: Thank you very much.
21 CHAIRPERSON O'CONNELL: So I want to open it
22 up to the board. Bob, do you have any questions?
23 MR. SMITH: No. I was on the screening
24 committee, so I had the privilege of listening to more

1 answers from Maria, so I'm all set.²⁴
2 CHAIRPERSON O'CONNELL: Michelle.
3 MS. DIONNE: Do you have a vision for Fall
4 River?
5 MS. MARIA MARASCO: Well, my vision is to make
6 it the vibrant city that the people of Fall River
7 deserve.
8 MS. DIONNE: And what type of balance do you
9 think we need big business, small business,
10 collaboratively working together, what type of balance
11 do you need to strike to get that right? Obviously the
12 small business is the backbone.
13 MS. MARIA MARASCO: Absolutely. I mean, we
14 know that, and I haven't checked your percentages, but
15 clearly the smaller businesses need as much
16 nourishments as do the larger businesses need the
17 attention. So we see -- actually, we're currently
18 working on Alexandra's Boutique. What a fabulous
19 story.
20 I mean, just -- well, how many jobs do you
21 think that you're going to create, and not -- expecting
22 to say five, you know, and it's, like, 25. That to me
23 is that kind of story. So it's not -- the balance is
24 that there has to be a balance, right, and you have to

1 treat every business one or two person is just as²⁵
2 important as the 300 because at the end of the day all
3 those people go home, they get a paycheck, and they
4 have to pay their bills, and then they want to be able
5 to come back into a city that they can actually enjoy.
6 So I think that's more of a philosophy than --
7 CHAIRPERSON O'CONNELL: Joe, do you have any
8 questions for her?
9 MR. OLIVEIRA: A couple of simple questions.
10 I think that Kara asked all the tough ones, and I'm
11 sure that the subcommittee also asked tough questions.
12 First question, could you tell us what was the
13 main reason or attraction that led you to apply for the
14 economic development director's position? What was --
15 if you were to say one main attraction that led you to
16 this process what would that be?
17 MS. MARIA MARASCO: I just would have to say
18 all the good projects that we've been working on. So I
19 saw the potential, and, again, I think the screening
20 committee had a lot to do with it, that they were
21 engaging and that their vision was something that I
22 heard quite clearly this positive attitude, and I think
23 that that's the only -- that is really a lynchpin to
24 getting any project moving forward. There has got to

1 be a definite interest in wanting to make it move ²⁶
2 forward and get people together to make it move
3 forward.
4 MR. OLIVEIRA: We're looking for someone to
5 keep the momentum going. We need to keep things
6 moving.
7 The last question, how confident are you that
8 your background experience will position you to be a
9 successful leader and why?
10 MS. MARIA MARASCO: I am very confident.
11 MR. OLIVEIRA: That's good.
12 MS. MARIA MARASCO: And I think -- and why am
13 I confident? Again, I think my resume speaks for
14 myself. I don't think that there is a project that
15 I've ever shied away from. I think I have the skill
16 set to be able to know what information I need and not
17 be so arrogant that I can't ask and find out what
18 answers that -- and what's relevant, and I don't --
19 again, I think my success comes because I believe that
20 I don't have a hundred percent of the answers, that it
21 requires a lot of input, a lot of listening, and a lot
22 of effective administration which I think I could
23 clearly bring to the table for you.
24 I have reported to a number of boards before,

1 too, so to that extent I think it is vitally important ²⁷
2 that you have the information that you need, all the
3 information that you need. You can decide whether or
4 not you want to absorb it or not, but it's not my call,
5 it's for you to be able to decide that.
6 MR. OLIVEIRA: Thank you.
7 CHAIRPERSON O'CONNELL: Loriann.
8 MS. TAYLOR BRANCO: Actually, Joe asked my
9 question. I was going to ask what was the main reason
10 that you wanted to come to Fall River because obviously
11 you know all the troubles and all the turmoil we have.
12 So, again, I've lived here my whole life, I think we
13 have such great potential, I've always pleased in Fall
14 River, but you have an excellent resume which I think
15 is almost too good to be true.
16 MS. MARIA MARASCO: Thank you. I'm going to
17 say my mother said, "When you don't know what to say
18 say thank you," so thank you.
19 MR. SMITH: I have one other comment. When I
20 first looked at your resume, I said she's an out of
21 townner, she's not going to know the players, she's not
22 going to know -- her learning curve is going to be
23 ridiculous. And then when I got to talking to her she
24 knows every player, and every little, hole in the wall

1 business, and I didn't realize you were working with ²⁸
2 these people already.
3 MS. MARIA MARASCO: Yeah.
4 MR. SMITH: And for you I think you could just
5 hit the ground running almost seamless.
6 MS. MARIA MARASCO: Yeah.
7 MR. SMITH: And that's what impressed me so
8 much even though you look at her she's from out of
9 town, it seems like you're here more than you're
10 anywhere.
11 MS. MARIA MARASCO: It's not that far.
12 MR. SMITH: It's not that far, no.
13 MS. MARIA MARASCO: And I think with the other
14 -- and, thank you, because I also wanted to add and you
15 reminded me of saying that I do have a network, and I
16 do have relationships with the communities around Fall
17 River, and they are just as dependent upon your success
18 as for their people to come in and vice versa, so --
19 and, again, it's a wonderful network to learn and to
20 get ideas, right, so if I hit a roadblock I can pick up
21 the phone and find out an answer.
22 I have a great relationship with the folks in
23 New Bedford. I will resign from the New Bedford
24 Economic Development Council, though, if you do offer

1 me the position, but, again, that's another reason why. ²⁹
2 I think the network of people that I've met down here
3 and the collaboration that is possible, it doesn't
4 always have to be turmoil, is right there and ready and
5 I see that actually with this board. You're ready to
6 move forward, and I would be very pleased to help you
7 to get there.
8 MS. DIONNE: I would like to make one more
9 comment, also. And, also, thinking to what you're
10 saying about the networking, and it is important, Fall
11 River is going to move forward, we do need to draw
12 other people in, we do need to draw other communities
13 in. It has to be a back and forth even for tourism,
14 for everything that's coming down the road, the urban
15 renewal plan, a potential railway, those -- that
16 network is going to be so important.
17 MS. MARIA MARASCO: Right. And my
18 relationships with the state remain in a very strong --
19 and I will say that I am one of the few regional
20 directors or would engage with Mass. Works, for
21 example. I would like to say that the dredging was one
22 of my ideas, and I am glad that the administration
23 embraced it, so that's the other piece that I bring.
24 So clearly state support is an integral part

1 of what you are able to do, what we will be able to do³⁰
2 How is that?
3 MS. DIONNE: And in terms of what with the
4 wind energy and now Summerset is bringing in the wind
5 energy and that somehow we could --
6 MS. MARIA MARASCO: Fall River has the land,
7 Fall River has the assets more than any other
8 community, and I -- probably Mayor Mitchell will be
9 very upset with me, but that's just the reality in
10 terms of acreage. So it's a potential, it's something
11 that actually would affect your waterfront plan, and
12 then for you to decide based upon, again, the balance
13 what would be appropriate and what does a community and
14 what the community wants.
15 MS. DIONNE: For me the community is very,
16 very important.
17 MS. MARIA MARASCO: Well, they're the decision
18 makers.
19 MS. DIONNE: Openness, honest government, it's
20 all very important. I am always big on the community
21 being well aware of what's going on, why it's
22 happening, and I feel that you fit in that mold.
23 MS. MARIA MARASCO: Thank you.
24 CHAIRPERSON O'CONNELL: Any other questions?

1 And just to touch base, again, you know, on the ³¹
2 contacts in the preliminary screening one of the things
3 that you said that really hit home is when we were
4 talking about the urban renewal plans downtown and the
5 waterfront, you listed off five or six outlets for
6 funding, and so your extensive knowledge and your
7 contacts I think would be above and beyond an asset to
8 the city on all ends not only with your contacts in
9 economic development but also on the funding level, how
10 do we get it done, and if we wanted to do something
11 more ourselves without going out to a big business, how
12 can we do it, and I think your knowledge is top notch
13 on that aspect.
14 MS. MARIA MARASCO: Thank you.
15 CHAIRPERSON O'CONNELL: So with that said I
16 want to thank you very much for coming.
17 MS. MARIA MARASCO: You're welcome.
18 CHAIRPERSON O'CONNELL: And we're going to go
19 into executive session, proposed executive session to
20 conduct strategies in preparation for negotiations with
21 nonunion personnel and/or to conduct contract
22 negotiations with nonunion personnel for the economic
23 development director position pursuant to Mass. General
24 Laws 30A, 21A 2.

1 MR. COUGHLIN: Do you want to go in for all ³²
2 three at the same time?
3 CHAIRPERSON O'CONNELL: All three, yes.
4 And also proposed executive session to review
5 and approve executive session minutes from May 8, 2019,
6 pursuant to Mass. General Law 30A 21A 7 and to review
7 response to the open meeting law complaints pursuant to
8 Mass. General Law 30A 21 A1 filed by Mr. Patrick
9 Higgins.
10 MR. COUGHLIN: So we need a roll call vote to
11 go into executive session for those three purposes with
12 the determination that we will return to open session.
13 CHAIRPERSON O'CONNELL: Yes, we will return.
14 Cathy, could you please do a roll call vote?
15 MS. CATHY ANN VIVEIROS: Sure. Kara
16 O'Connell.
17 CHAIRPERSON O'CONNELL: Yes.
18 MS. CATHY ANN VIVEIROS: Robert Smith.
19 MR. SMITH: Yes.
20 MS. CATHY ANN VIVEIROS: Michelle Dionne.
21 MS. DIONNE: Yes.
22 MS. CATHY ANN VIVEIROS: Loriann Branco.
23 MS. TAYLOR BRANCO: Yes.
24 MS. CATHY ANN VIVEIROS: Joseph Oliveira.

1 MR. OLIVEIRA: Yes. ³³
2 CHAIRPERSON O'CONNELL: Great.
3 (Executive session.)
4 CHAIRPERSON O'CONNELL: We discussed the
5 potential candidate in executive session and we all are
6 very pleased with her, and I don't know if anybody
7 might have a motion.
8 MR. SMITH: I do have a motion. I would make
9 a motion that we authorize the chair to enter into a
10 contract with the applicant Maria for an annual salary
11 of \$130,000, three-year term, standard benefits, and
12 employment to start no later than 7/1/19.
13 CHAIRPERSON O'CONNELL: Do I have a second?
14 MR. OLIVEIRA: I second that motion.
15 CHAIRPERSON O'CONNELL: All in favor.
16 MS. DIONNE: Aye.
17 MR. SMITH: Aye.
18 CHAIRPERSON O'CONNELL: Aye.
19 MS. TAYLOR BRANCO: Aye.
20 MR. OLIVEIRA: Aye.
21 MS. DIONNE: Do we need a roll call vote for
22 this?
23 MR. COUGHLIN: No. We're out of executive
24 session.

1 CHAIRPERSON O'CONNELL: Welcome aboard. 34
2 MS. MARIA MARASCO: Thank you. I'm looking
3 forward to it.
4 CHAIRPERSON O'CONNELL: Thank you very much
5 everyone for attending, and do we have --
6 MR. COUGHLIN: Motion to adjourn.
7 CHAIRPERSON O'CONNELL: Motion to a adjourn.
8 MR. SMITH: Motion to adjourn.
9 MS. DIONNE: Second.
10 CHAIRPERSON O'CONNELL: All in favor.
11 MS. DIONNE: Aye.
12 MR. SMITH: Aye.
13 MR. OLIVEIRA: Aye.
14 MS. TAYLOR BRANCO: Aye.
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1 CERTIFICATE 35
2
3 COMMONWEALTH OF MASSACHUSETTS)
4 COUNTY OF MIDDLESEX) SS.
5
6 I, Jeanne M. Bramanti, Registered
7 Professional Reporter and Notary Public within and for
8 the Commonwealth of Massachusetts, do hereby certify
9 that the foregoing transcript is true and accurate to
10 the best of my skill and ability.
11
12 I further certify that I am not related to
13 any of the parties in this matter by blood or marriage,
14 and that I am in no way interested in the outcome of
15 this matter.
16
17 IN WITNESS WHEREOF, I have hereunto set my
18 hand and seal this ____ day of _____, 2019.
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