



CITY OF MELROSE
HEALTH, EDUCATION & WELFARE COMMITTEE
AGENDA • DECEMBER 9, 2024

Council Chamber, First Floor, Melrose City Hall Committee Meeting
562 Main Street, Melrose, MA 02176

7:30 PM

The public should take notice that the Melrose City Council may, on certain occasions, have a quorum in attendance due to standing committees of the City Council consisting of both voting and non-voting members. Members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the standing committee.

I. CALL TO ORDER

Manjula Karamcheti	Chair
Cal Finocchiaro	Vice Chair
Ward Hamilton	
Devin Romanul	
Kimberly Vandiver	
Leila Migliorelli	President, Ex Officio

II. PUBLIC COMMENT

tcifuni@cityofmelrose.org is inviting you to a scheduled Zoom meeting.

Topic: P&L, H,E & W and A & O Subcommittee
Time: Dec 9, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://cityofmelrose-org.zoom.us/j/95852599915?pwd=mnqVy9aXUqDVT2GbYMPCXTckl5SF9o.1>

Meeting ID: 958 5259 9915
Passcode: 861199

III. MINUTES APPROVAL

1. Health, Education & Welfare - Committee Meeting - Nov 25, 2024 7:00 PM

IV. LEGISLATIVE ITEMS

1. **(ID # 12219):** Reappointment of Kimberly Marolda, 811 Franklin Street, to the Historical Commission, for a three year term, said term to expire last day of February 2027.

From: City Council

ASSIGN TO COMMITTEE

2. **(ID # 12239):** Appointment of Amy Iannone Tierney, 64 Garfield Road, Melrose MA to the Affordable Housing Trust Fund.

From: City Council

ASSIGN TO COMMITTEE

3. **(ID # 12240):** Appointment of Joe Viola, 134 Howard Street, Melrose MA to the Affordable Housing Trust Fund

From: City Council

ASSIGN TO COMMITTEE

4. **(ID # 12243):** Reappointment of James Oosterman, 54 Ellis Farm Lane, Melrose MA to the Affordable Housing Trust Fund.

From: City Council

ASSIGN TO COMMITTEE

5. **(ID # 12244):** Reappointment of Helena Widtfeldt, 44 Briggs Street, Melrose MA to the Affordable Housing Trust Fund.

From: City Council

ASSIGN TO COMMITTEE

V. ADJOURNMENT



CITY OF MELROSE
HEALTH, EDUCATION & WELFARE COMMITTEE

MINUTES • NOVEMBER 25, 2024

Council Chamber, First Floor, Melrose City Hall Committee Meeting
 562 Main Street, Melrose, MA 02176

7:00 PM

The public should take notice that the Melrose City Council may, on certain occasions, have a quorum in attendance due to standing committees of the City Council consisting of both voting and non-voting members. Members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the standing committee.

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Manjula Karamcheti	Chair	Present	
Cal Finocchiaro	Vice Chair	Present	
Ward Hamilton		Present	
Devin Romanul		Present	
Kimberly Vandiver		Present	
Leila Migliorelli	President, Ex Officio	Present	

II. PUBLIC COMMENT

tcifuni@cityofmelrose.org is inviting you to a scheduled Zoom meeting.

Topic: L&L, HE&W, Public Service and A&O Sub Committees
 Time: Nov 25, 2024 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://cityofmelrose-org.zoom.us/j/93085175472?pwd=tKnS7dmd55pSfe8dvsaKfZOF4SF1ah.1>

Meeting ID: 930 8517 5472

Passcode: 024448

III. LEGISLATIVE ITEMS

- (ID # 12181):** Reappointment of Ellen P. Connolly, 7 Union Street, Melrose MA, to the Melrose Housing Authority.

From: City Council

ASSIGN TO COMMITTEE

Motion to recommend made by Councilor Finocchiaro
 Seconded by President Migliorelli

ALL in Favor "I"
Motion passed

RESULT:	RECOMMEND [UNANIMOUS]	Next: 12/2/2024 7:45 PM
TO:	Melrose School Committee	
AYES:	Karamcheti, Finocchiaro, Hamilton, Romanul, Vandiver, Migliorelli	

- 2. **(ID # 12182):** Reappointment of Jessica Rowcroft McKenna, 5 Marmion Road, Melrose MA, to the Beebe Estate Board of Trustees.

From: City Council ASSIGN TO COMMITTEE

Motion to recommend made by Councilor Finocchiaro
 Seconded by President Migliorelli
 All In Favor "I"
 Motion passes

RESULT:	RECOMMEND [UNANIMOUS]	Next: 12/2/2024 7:45 PM
TO:	City Council	
AYES:	Karamcheti, Finocchiaro, Hamilton, Romanul, Vandiver, Migliorelli	

- 3. **(ID # 12183):** Reappointment of Lauren Knott, 16 Mount Vernon Street, Melrose, MA to the Commission on Women.

From: City Council ASSIGN TO COMMITTEE

Motion to recommend made by Councilor Finocchiaro
 Seconded by President Migliorelli
 All in Favor "I"
 Motion passed

RESULT:	RECOMMEND [UNANIMOUS]	Next: 12/2/2024 7:45 PM
TO:	City Council	
AYES:	Karamcheti, Finocchiaro, Hamilton, Romanul, Vandiver, Migliorelli	

- 4. **(ID # 12186):** Reappointment of Lillian Yadgood Kelly, 117 Boston Rock Road, to the Board of Health, for a three year term.

From: City Council ASSIGN TO COMMITTEE

Motion to Recommend made by Councilor Hamilton

Minutes Acceptance: Minutes of Nov 25, 2024 7:00 PM (Minutes Approval)

Seconded by Councilor Romanul
All In Favor "I"
Motion passed

RESULT:	RECOMMEND [UNANIMOUS]
TO:	City Council
AYES:	Karamcheti, Finocchiaro, Hamilton, Romanul, Vandiver, Migliorelli

IV. ADJOURNMENT

Minutes Acceptance: Minutes of Nov 25, 2024 7:00 PM (Minutes Approval)

CITY OF MELROSE

In City Council

December 9, 2024

AN ORDER

(ID # 12219)

Reappointment of Kimberly Marolda, 811 Franklin Street, to the Historical Commission, for a three year term, said term to expire last day of February 2027.

BE IT ORDERED

Reappointment of Kimberly Marolda, 811 Franklin Street, to the Historical Commission, for a three year term, said term to expire last day of February 2027.

HISTORY:

12/02/24 City Council

ASSIGN TO COMMITTEE

Appointment/Reappointment (ID # 12219)

In the Health, Education &
Welfare Committee
Ordained Roll Call

Passed December 9, 2024

Kristin Foote, Clerk

Leila B. Migliorelli, President
Health, Education & Welfare
Committee

Jennifer Grigoraitis, Mayor

Date

Date

CITY OF MELROSE

In City Council

December 9, 2024

AN ORDER

(ID # 12239)

Appointment of Amy Iannone Tierney, 64 Garfield Road, Melrose MA to the Affordable Housing Trust Fund.

BE IT ORDERED

Appointment of Amy Iannone Tierney, 64 Garfield Road, Melrose MA to the Affordable Housing Trust Fund, for a term of two years, said term to expire the last day of January, 2027.

HISTORY:

12/02/24 **City Council**

ASSIGN TO COMMITTEE

Appointment/Reappointment (ID # 12239)

In the Health, Education &
Welfare Committee
Ordained Roll Call

Passed December 9, 2024

Kristin Foote, Clerk

Leila B. Migliorelli, President
Health, Education & Welfare
Committee

Jennifer Grigoraitis, Mayor

Date

Date

AMY IANNONE TIERNEY

Melrose, MA 02176 ♦ [REDACTED] ♦ [REDACTED]

SUMMARY

Experienced advisor and results-driven advocate with over 20 years of legal experience representing clients in proceedings before state and federal courts and regulatory agencies. Trusted strategic partner adept at building consensus. Creative and pragmatic problem-solver with substantial experience counseling clients to navigate the complexities of competitive markets and regulated industries.

PROFESSIONAL EXPERIENCE

Counsel, 2009 - 2021

Brown Rudnick LLP – Boston, MA

Provided strategic counsel to public utility companies, energy suppliers, telecommunications providers and emerging energy and technologies companies regarding changing regulatory environments. Represented clients in state and federal litigation and agency proceedings.

- Represented a municipality in rare public utility company asset valuation proceeding before the Massachusetts Supreme Judicial Court and the Massachusetts Department of Public Utilities.
- Advised emerging technology company regarding changing regulatory environments across the country and strategically intervened in rulemaking proceedings.
- Successfully defended competitive energy suppliers in adjudicatory proceedings before state regulators alleging unfair and deceptive trade practices. Engaged with client's business and legal leadership to develop new, more efficient business practices compliant with regulations across multiple jurisdictions.
- Obtained approvals from the Massachusetts Department of Telecommunications and Cable for a national telecommunication provider's provision of Lifeline services as well as participated in the docket reforming Lifeline requirements in Massachusetts.
- Represented an energy storage technology company before the Federal Energy Regulatory Commission regarding participation of new technologies in energy markets.
- Advised client in successfully procuring regulatory approval for a new gas-fired power plant in Salem Harbor.

Senior Litigation Associate, 2006 - 2010

Day Pitney LLP – New York, NY

Represented utility companies, corporate and individual clients in proceedings pending before administrative agencies and state and federal courts.

- Represented utility companies in several fully litigated rate cases before state public service commissions.
- Represented an investor-owned utility company in a litigated dispute concerning a transmission line before the Federal Energy Regulatory Commission.
- Obtained injunctive relief on behalf of a major foreign utility company in a take-over litigation.
- Obtained an ex-parte emergency temporary restraining order and order of seizure on behalf of national electronics supplies distributor.

Amy I. Tierney

Litigation Associate, 2002 - 2006

Harkins Cunningham LLP – New York, NY

Counseled large, complex businesses and individuals in connection with lawsuits and administrative proceedings.

Litigation Associate, 2000 - 2002

Hardin, Kundla, McKeon & Poletto, PC – Springfield, NJ

Conducted legal research, drafted legal motions, and briefs and advocated in state and federal court proceedings involving insurance litigation, coverage disputes, employment law and business tort matters.

Judicial Clerk to The Honorable Thomas P. Oliveri, 1999 - 2000

New Jersey Superior Court, Law Division – Jersey City, NJ

EDUCATION AND BAR ADMISSIONS

University of Notre Dame Law School, *Juris Doctorate*, 1999

Villanova University, *B.A. in English, Minor in Political Science*, 1996

Admissions: Commonwealth of Massachusetts, State of New York, U.S. District Courts for the Southern and Eastern District of New York

COMMUNITY INVOLVEMENT

- *Co-Chair, Mayor Jennifer Grigoraitis Transition Team, 2023 - 2024*
- *Committee Chair, Winthrop Elementary School PTO, 2021 - present*
- Extensive involvement in numerous local, state and federal election campaigns.

AMY IANNONE TIERNEY

Melrose, MA 02176 ♦ [REDACTED] ♦ [REDACTED]

November 22, 2024

The Honorable Jennifer Grigoraitis
 Mayor of the City of Melrose
 562 Main Street
 Melrose, MA 02176

Re: The Affordable Housing Trust Fund

Dear Mayor Grigoraitis,

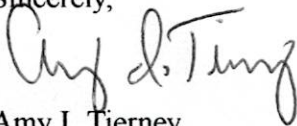
Please accept this letter and enclosed resume as my application to serve as a trustee of the City of Melrose's Affordable Housing Trust Fund (AHTF). Since 2015 when my family purchased our home and moved to Melrose, I have been active within the school, civic and youth sports communities. It would be an honor to serve the City in a more formal capacity.

I applaud the City's work on the Housing Production Plan (HPP) and its establishment of the AHTF as a mechanism to support increased affordable housing options in Melrose. In order to advance the goals of the HPP, the AHTF must now convene and begin the work of making thoughtful, strategic investments in affordable housing within our community.

I believe my professional experience navigating legal and regulatory environments would be an asset to the AHTF as it begins to operate in accordance with its statutory mandate. It is my hope that Melrose's AHTF will be intentional about its goals and strive to both educate and engage Melrosians about how these funds can help support a more vibrant, livable community for people across all ages and income brackets.

Thank you for your consideration. Please let me know if you have any questions or require further information.

Sincerely,



Amy I. Tierney

Encl.

CITY OF MELROSE

In City Council

December 9, 2024

AN ORDER

(ID # 12240)

Appointment of Joe Viola, 134 Howard Street, Melrose MA to the Affordable Housing Trust Fund

BE IT ORDERED

Appointment of Joe Viola, 134 Howard Street, Melrose MA to the Affordable Housing Trust Fund, for a term of one year, said term set to expire on the last day of January, 2026.

HISTORY:

12/02/24 **City Council**

ASSIGN TO COMMITTEE

Appointment/Reappointment (ID # 12240)

In the Health, Education &
Welfare Committee
Ordained Roll Call

Passed December 9, 2024

Kristin Foote, Clerk

Leila B. Migliorelli, President
Health, Education & Welfare
Committee

Jennifer Grigoraitis, Mayor

Date

Date

November 6, 2024

Mayor Jennifer Grigoraitis
Melrose City Hall - Second Floor
562 Main St
Melrose, MA 02176

Re: Melrose Affordable Housing Trust

Dear Mayor Grigoraitis:

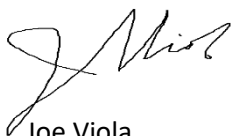
I am writing to express my interest in becoming an appointed member of the Melrose Affordable Housing Trust. Please find attached my resume for your consideration. I understand that Trustees would be responsible for administering the Affordable Housing Trust Fund to create and preserve affordable housing options within the City of Melrose. I would welcome the opportunity to speak with you more about my interest and qualifications and to understand the appointment process.

As a resident of Melrose for the past eighteen years, I am grateful that my family was able to afford a home in this great city. Over that time, I have observed how rapidly increasing housing costs and lack of inventory have oftentimes made buying or renting a home in Melrose difficult for all but the most financially well-off. My belief is that the creation of new housing, including units affordable to a range of incomes, would provide opportunities for a new generation of individuals and families to call Melrose home. As important, new housing growth and the preservation of existing affordable units will provide our children and seniors with options to live here for a lifetime.

I am a city/town/regional planner with twenty-five plus years of experience working for three different communities in Massachusetts, for a housing developer and, most recently, the MA Division of Capital Asset Management and Maintenance (DCAMM) in the Office of Real Estate Management. I have significant experience in regulatory and community planning, and I have overseen the commitment of public subsidies that have made the inclusion of affordable housing in new developments financially feasible. In my seventeen years in Brookline, I worked with the Select Board, Housing Advisory Board, CDBG Advisory Committee, and WestMetro HOME Consortium to program public resources that were used to cross-subsidize newly constructed affordable housing units and to preserve public and mission-based housing units.

Building and preserving affordable housing in our city would increase opportunities for those who are seeking to call this amazing community home. I believe my experience in housing development and planning complements the mission of the Melrose Affordable Housing Trust. I truly hope to be a part of the process of bringing new and renovated housing to fruition.

Sincerely,



Joe Viola
134 Howard Street

OBJECTIVE

To contribute to the efforts of the City of Melrose related to housing policy, identification of housing development resources, and the implementation of housing development strategies.

PROFESSIONAL EXPERIENCE

MA Division of Capital Asset Management and Maintenance: Boston, Massachusetts - June 2023 → Present
Titles Held: Regional Planner/Project Manager, Office of Real Estate Management

- Managed acquisition and disposition of real property owned by Commonwealth of Massachusetts for new housing development, supportive housing, public safety, and recreational facilities.
- Issued RFPs and negotiated with private and public parties for access rights and leases for state-owned properties including telecom facilities, skating rinks, and boat/yacht clubs.
- Commissioned appraisals, land surveys, and environmental studies for numerous state property transactions.
- Worked with General Counsel to draft deeds, leases, licenses, and easements for private parties, utilities, and other public sector clients.

Dept. of Planning and Community Development: Town of Brookline, Massachusetts - June 2006 → June 2023
Titles Held: Assistant Director for Community Planning

- Managed initiatives such as Gateway East/Rt. 9 public realm improvements and the disposition of Town-owned properties (Fisher Hill reservoir, Kent Street parking lot) for affordable housing development.
- Provided professional staff support for Select Board-appointed committees, including: the Fisher Hill and Hancock Village Housing Committees; the Gateway East, Emerald Necklace, and the Coolidge Corner Study Committees.
- Directed programming process for the Town's ≈ \$1.3 million annual Community Development Block Grant and HOME allocations, Planning Dept. CIP requests, and supplemental federal funds (CARES, ARPA, and TIP funding).
- Coordinated programming of Brookline Housing Trust, CDBG, and HOME funds for affordable housing rehabilitation, housing preservation, and new housing development on behalf of the Housing Advisory and Select Boards.
- Led public process for Brookline's first Housing Production Plan (2016) and for the 2022-2023 HPP update.
- Spearheaded the launch of the Hubway/Bluebikes bicycle share program in Brookline, growing from 4 to 14 stations.

Horizon Partners and Ridgewood Partners, LLC: Braintree/Hingham, Massachusetts Sept. 2005 → June 2006
Titles Held: Acquisitions and Permitting Consultant

- Performed due diligence for potential land, building, and permitted project acquisitions.
- Assisted in permitting three residential development projects at the local and state level.
- Worked with municipal partners to conduct housing lotteries and outreach for affirmative marketing.
- Managed procurement and contracts for outside technical, legal, engineering, and architectural services.
- Performed market and demographic research to inform developer's housing development decisions.

Dept. of Community Development and Planning: Peabody, Massachusetts - August 2000 → September 2005
Titles Held: Staff Planner, Senior Planner and Planning Division Manager

- Coordinated regulatory and permitting review process for the Community Development Authority, Board of Appeals, Planning Board, City Council, and Conservation Commission.
- Managed capital projects such as the Independence Bikeway and the reuse of the Brown School for rental housing.
- Assisted in creation of City's 10-year master plan update and in redrafts of open space, housing, and downtown plans.
- Coordinated update and recodification of Peabody zoning ordinance, including implementation of new land use guidelines, project review criteria, and updates to the Accessory Dwelling Unit and Inclusionary Zoning ordinances.

Office of Planning and Development: City of Leominster, Massachusetts

October 1998 → August 2000

Titles Held: Economic Development Coordinator/Business Development Liaison

- Awarded \$50,000 Economic Development Administration (EDA) grant for North Central MA plastics cluster study; managed all phases of year-long industry study undertaken by the UMASS Donahue Institute.
- Acted as City's liaison for commercial and industrial sectors; worked with real estate brokerage firms to assist businesses with site location, Tax Increment Financing applications, and abandoned building re-use credits awarded by the City and the U.S. Department of Housing and Urban Development.

Massachusetts Air National Guard
October 1991 → August 1999

Communications Specialist with eight years of active and reserve duty for the MA ANG, last three as a team leader. Honorably discharged from the 212th Engineering & Installation Squadron holding the rank of Staff Sergeant (E-5).

EDUCATION AND PROFESSIONAL DEVELOPMENT

National Community Development Association/U.S. Dept. of Housing and Urban Development

CDBG Basic and Advanced Training for Practitioners, HOME Basic Training, Environmental Review and HEROS, Project Underwriting, beginner and intermediate IDIS training, Labor Standards, and Housing Quality Standards.

Graduate Coursework, Finance, 2004 → 2005 (non-degree)

Suffolk University: Sawyer School of Management

Coursework: Financial and Managerial Accounting, Marketing, Financial Management, and Investment Analysis

Graduate Certificate Coursework, Finance and Control, 1998

Harvard University: Extension School

Coursework: Real Estate Finance and Investment Theory

Master of Urban Affairs, December 1998

Boston University

Bachelor of Science, Magna Cum Laude, Sociology, May 1996

Fitchburg State College

COMPUTER SKILLS

- Intermediate knowledge of MS EXCEL for affordable housing development and operating pro formas.
- Experienced with computer-based mapping software, most notably ArcGIS.
- Intermediate knowledge of IDIS, MUNIS, e-Builder, and CAMIS.

PROFESSIONAL AFFILIATIONS AND CIVIC SERVICE

- Town of Brookline – Appointed representative to the Metropolitan Area Planning Council
- Town of Brookline – Town representative, WestMetro HOME Consortium
- Member - National Community Development Association
- MAPC Inner Core Committee – Past representative to Legislative Committee
- Member - Citizens Housing and Planning Association
- Twin Cities CDC - Workforce Development Advisory Group
- Member - American Planning Association
- Brookline Liaison - Hubway/Bluebikes Advisory Committee – the regional bike share governance group
- Past Basketball and Softball coach – Melrose Youth Sports
- Volunteer – The Food Drive, Melrose, MA

PERSONAL INTERESTS

avid reader ▪ fly fishing ▪ camping ▪ music ▪ snow shoeing ▪ affordable housing ▪ fitness training

REFERENCES

Available upon request

CITY OF MELROSE

In City Council

December 9, 2024

AN ORDER

(ID # 12243)

Reappointment of James Oosterman, 54 Ellis Farm Lane, Melrose MA to the Affordable Housing Trust Fund.

BE IT ORDERED

Reappointment of James Oosterman, 54 Ellis Farm Lane, Melrose MA to the Affordable Housing Trust Fund, for a term of two years, said term to expire the last day in January, 2027.

HISTORY:

12/02/24 **City Council**

ASSIGN TO COMMITTEE

Appointment/Reappointment (ID # 12243)

In the Health, Education &
Welfare Committee
Ordained Roll Call

Passed December 9, 2024

Kristin Foote, Clerk

Leila B. Migliorelli, President
Health, Education & Welfare
Committee

Jennifer Grigoraitis, Mayor

Date

Date

CITY OF MELROSE

In City Council

December 9, 2024

AN ORDER

(ID # 12244)

Reappointment of Helena Widtfeldt, 44 Briggs Street, Melrose MA to the Affordable Housing Trust Fund.

BE IT ORDERED

Reappointment of Helena Widtfeldt, 44 Briggs Street, Melrose MA to the Affordable Housing Trust Fund, for a term of one year, said term to expire on the last day of January, 2026.

HISTORY:

12/02/24 **City Council**

ASSIGN TO COMMITTEE

Appointment/Reappointment (ID # 12244)

In the Health, Education &
Welfare Committee
Ordained Roll Call

Passed December 9, 2024

Kristin Foote, Clerk

Leila B. Migliorelli, President
Health, Education & Welfare
Committee

Jennifer Grigoraitis, Mayor

Date

Date