

Town of Reading Meeting Posting with Agenda

Board - Committee - Commission - Council:

Select Board

Date: 2022-05-03 Time: 7:00 PM

Building: Reading Town Hall Location: Select Board Meeting Room

Address: 16 Lowell Street Agenda:

Purpose: General Business

Meeting Called By: Caitlin Nocella on behalf of Chair Mark Dockser

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.

Topics of Discussion:

	This Meeting will be held in-person in the Select Board Meeting Room at Town Hall and remotely on Zoom. It will also be streamed live on RCTV as usual.	
	Join Zoom Meeting https://us06web.zoom.us/j/81502392515	
	Meeting ID: 815 0239 2515 One tap mobile +16465588656,,81502392515# US (New York) +16465189805,,81502392515# US (New York)	
	Dial by your location +1 646 558 8656 US (New York) +1 646 518 9805 US (New York) Meeting ID: 815 0239 2515 Find your local number: https://us06web.zoom.us/u/kdeQ19EBC9	
7:00	Overview of Meeting	
7:05	SB Liaison & Town Manager Reports	
7:15	Public Comment	
7:30	Public Hearing – New liquor License Application: Reading Foods d/b/a Half & Half at 607 Main Street	3
7:45	Public Hearing Continued – Vote on PARC Recommendations	62



Town of Reading Meeting Posting with Agenda

8:40	Discuss Process, Needs and Priorities for Land Use, Symonds Way and Oakland Road	129
9:00	Discuss Member to Represent Select Board at Reading's Memorial Day Celebration	
9:05	Arbor Day Proclamation	132
9:10	Vote on Select Board Liaison Assignments	133
9:15	Discuss Select Board Office Hours	
9:20	Discuss Future Agenda Items	
9:30	Approve Meeting Minutes: • April 19, 2022	134
9:35	Executive Session: Vote to Approve Collective Bargaining Agreement (AFSCME Local 1703, Engineers Bargaining Unit)	



Office of the Town Manager 16 Lowell Street Reading, MA 01867

781-942-9043

townmanager@ci.reading.ma.us www.readingma.gov/town-manager

To: Select Board
From: Fidel A. Maltez
Date: May 3, 2022

RE: Town Manager Memo for May 3rd, 2022 Meeting

Our Annual Town Meeting is underway and the first night was phenomenal! It was wonderful to see our Town Meeting members in person at the Performance Arts Center. The opening ceremony for Town Meeting was incredible! Our Select Choir and Jazz Ensemble did a fantastic job singing the National Anthem and having our honor guard present was special. I heard from many Town Meeting members that the opening was memorable, and we look forward to doing something similar at every Town Meeting going forward. I want to recognize and thank all the staff, both from the Town and Schools, that worked on the logistics for Town Meeting – their work and attention to detail is greatly appreciated!

The Select Board will be asked to vote on the proposed changes from our PARC committee. Based on the first night of Town Meeting, it is evident that parking is something that our residents are passionate about. PARC spent a considerable amount conducting outreach to residents and small businesses. PARC and Deputy Chief Amendola will be present to answer any questions that come up during the meeting.

During this meeting, I will also be presenting two ideas for our Symonds Way and Oakland Road. After much discussion with residents and staff, it is my opinion that a Recreation focused facility should be the path forward on Symonds Way. I would love to explore private-public partnerships for this property, either with existing partners or new parties. On Oakland Road, I would recommend pursuing additional housing. During my first few months in Reading, I have heard an outcry to build affordable housing for our Senior population. I have met with the Director of Reading Housing Authority, who is interested in partnering with the Town, on senior affordable housing. There is a lot of work needed before we present significant options to the Board, but it would be helpful to get a sense of support on these two ideas. Town Meeting has approved funding to complete some design, envisioning and community outreach for these two properties. This is something that our team will begin working on after Town Meeting.

Finally, I wanted to share that our team submitted a request for a congressional earmark of \$1.5 million to fund the construction of a wetland restoration project near Lowell Street and Willow Street — the project is called "Maillet, Sommes, Morgan Stormwater System - Managing Extreme Rainfall through Constructing New Wetlands project." I will keep the board update on any announcements on this project.

Legal Notice (Seal)

Town of Reading

To the Inhabitants of the Town of Reading:

Please take notice that the Select Board of the Town of Reading will hold a public

hearing on May 3rd, 2022 at 7:30 PM in the Select Board Meeting Room at Town Hall, 16

Lowell Street, Reading, MA or also available remotely on Zoom to act on a new Annual All -

Alcohol Restaurant Liquor license for Reading Foods LLC d/b/a Half & Half at 607 Main Street,

Reading, MA.

A copy of the proposed documents regarding this topic will be in the Select Board packet

on the website at www.readingma.gov

All interested parties are invited to attend the hearing in person or remotely via Zoom; or

may submit their comments in writing or by email prior to 6:00 p.m. on May 3rd, 2022 to

townmanager@ci.reading.ma.us

By order of

Fidel Maltez

Town Manager

To the Chronicle: Please publish on Tuesday, April 19th and April 26th, 2022

Send the bill and tear sheet to:

Reading Foods, LLC 3 Pleasant Street Medford, MA 02155

314 MAIN STREET WILMINGTON, MA 01887 (T): (978) 658-6886 (F): (978) 658-4820 WWW.RGPETERSONLAW.COM

ROBERT G. PETERSON, SR. ESQ.

ROBERT G. PETERSON, JR., ESQ.

March 5, 2022

VIA HAND DELIVERY

Ms. Karen Gately Herrick, Chairperson Select Board Town of Reading Town Hall 16 Lowell Street Reading, MA 01867

Re:

Reading Foods LLC

607 Main Street, Reading, MA 01867

Dear Chairperson Herrick:

Please be advised that I represent Reading Foods LLC relative to their application for a Retail Alcoholic Beverage License at the above-referenced address. As such, I have attached hereto the following documentation in support of the same:

- 1. Retail Alcoholic Beverages License Application Monetary Transmittal Form. Please note that the \$200.00 filing fee was paid to the Alcoholic Beverages Control Commission (ABCC) today.
- Application for Retail Alcoholic Beverage License. Please note that the financial details of the transaction are specifically delineated in Section 8 of the application, and all financial records relative to the transaction are included at the end of the application. Applicant's purchased existing business for the sum of \$75,000.00. \$50,000.00 of the purchase price was a loan from the Applicant's landlord, Main Haven LLC, and the remainder of the purchase price came from the Applicant's personal funds. Please note that the Applicant is not seeking to pledge the license as security for the landlord's loan.
- 3. Applicant's Statement.

- 4. Entity Vote.
- Certificate of Good Standing and Certificate of Organization of Reading Foods LLC.
- 6. Cori Request form for Shanker G. Krishnamoorthy.
- 7. TIPS Certification for Shanker G. Krishnamoorthy.
- 8. Cori Request form for Swamidoss Praven Joseph Ravichandran.
- 9. Certificate of Naturalization for Shanker G. Krishnamoorthy, a/k/a Shankerganesh Krishnamoorthy.
- 10. Existing Lease by and between Main Haven LLC and Reading Foods LLC.
- 11. Floor Plan of 607 Main Street, Reading, MA.
- 12. Information from the Internal Revenue Service (IRS) relative to assignment of Employer Identification Number (EIN) for Reading Foods LLC.

I have also attached hereto a check payable to the Town of Reading in the amount of \$3,700.00, which represents your license fee relative to the above.

I am also aware of my obligation to provide you with an Affidavit of Notice of Mailing to Abutters and Others. I will notify all direct abutters as required by statute once I have been provided with the public hearing notice concerning this matter by the Town.

Kindly schedule this matter for a public hearing upon your review of this Application.

Robert G. Peterson

fuly yours,

RGP/kmc/File 17080 Enclosures

cc: Mr. Shanker G. Krishnamoorthy



The Commonwealth of Massachusetts Alcoholic Beverages Control Commission 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358 www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION MONETARY TRANSMITTAL FORM

APPLICATION FOR A NEW LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$2	Please make \$200.00 payment here: ABCC PAYMENT WEBSITE					
PAYMENT RECEIP	T 50.	ENSEE CORPORATION, LLC, PARTNERSHIF	P, OR INDIVIDUAL AND INCLUDE THE			
ABCC LICENSE NU	MBER (IF AN EXISTING LICENSE	E, CAN BE OBTAINED FROM THE CITY)				
ENTITY/ LICENSEE	NAME Reading Foods LLC					
ADDRESS 607 N	Main Street					
CITY/TOWN Rea	nding	STATE MA ZIP	CODE 01867			
For the following tra	nsactions (Check all that a	pply):				
New License	Change of Location	Change of Class (i.e. Annual / Seasonal)	Change Corporate Structure (I.e. Corp / LLC)			
Transfer of License	Alteration of Licensed Premises	Change of License Type (i.e. club / restaurant)	Pledge of Collateral (i.e. License/Stock)			
Change of Manager	Change Corporate Name	Change of Category (i.e. All Alcohol/Wine, Malt)	Management/Operating Agreement			
Change of Officers/ Directors/LLC Managers	Change of Ownership Interest (LLC Members/ LLP Partners, Trustees)	Issuance/Transfer of Stock/New Stockholder Other	☐ Change of Hours ☐ Change of DBA			

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS
TRANSMITTAL FORM ALONG WITH
COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

Alcoholic Beverages Control Commission 95 Fourth Street, Suite 3 Chelsea, MA 02150-2358

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email and via text message.



Transaction Processed Successfully. INVOICE #: 5db17743-116a-45dd-a6e2-3e73b1e01602

(Nacriplian	mpt that the second sec	Masaith
FILING FEES-RETAIL	Reading Foods LLC	\$200.00
	\$200	

Total Convenience Fee: \$0.35

Total Amount Paid: \$200.35

Date Paid: 4/5/2022 12:59:09 PM EDT

Payment On Behalf Of

License Number or Business Name:

Reading Foods LLC

Fee Type:

FILING FEES-RETAIL

Billing Information

First Name:

Robert G.

Last Name:

Peterson, Esq.

Address:

314 Main Street, Unit 103

City:

Wilmington

State:

MA

Zip Code:

01887

Email Address:

bob@rgpetersonlaw.com

Reading Foods LLC 3 Pleasant St Medford MA 02155 Check Number: 1501 4-5-2022 PAY TO THE 3,700.00 Town of Reading _ / _2022 Date: __04__ / __05__ Three Thousand Seven Hundred and 00/100 DOLLARS \$3,700.00 Amount: NORTHERN BANK & TRUST COMPANY Woburn, MA. 01801-5939 Town of Reading Payee: MEMO Section 12 License Fee Town of Reading 10113030976 50 1



Attorney Robert G. Peterson, Sr.

Attorney for Applicant

Name:

Title:

The Commonwealth of Massachusetts Alcoholic Beverages Control Commission 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358 www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Reading Municipality 1. LICENSE CLASSIFICATION INFORMATION CLASS CATEGORY ON/OFF-PREMISES TYPE All Alcoholic Beverages On-Premises-12 §12 Restaurant Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary. Applicant seeks to operate a full service restaurant serving breakfast and lunch at 607 Main Street, Reading, MA 01867. Acts of Chapter Is this license application pursuant to special legislation? Yes 🕟 No 2. BUSINESS ENTITY INFORMATION The entity that will be issued the license and have operational control of the premises. 88-0825573 Reading Foods LLC FEIN **Entity Name** Manager of Record Shanker G. Krishnamoorthy Half & Half DBA Street Address 607 Main Street, Reading, MA 01867 reading foods in c@gmail.com 978-637-5111 Email Phone Website 857-236-0216 Alternative Phone 3. DESCRIPTION OF PREMISES Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan. Premises consist of one story consisting of approximately 1,120 square feet of usable restaurant space, exclusice of kitchen and restrooms. Premises has an entrance at 607 Main Street and an exit to the rear of the building. See floor plan attached hereto., 60 Number of Entrances: One Seating Capacity: Total Square Footage: One Occupancy Number: 60 One Number of Exits: Number of Floors 4. APPLICATION CONTACT The application contact is the person whom the licensing authorities should contact regarding this application.

Phone:

Email:

978-658-6886

bob@rgpetersonlaw.com

APPLICATION FOR A NEW LICENSE

5. CORPORATE S	TRUCTURE		
Entity Legal Structure	LLC	Date of Incorporation	02-21-2022
State of Incorporation	Massachusetts	Is the Corporation publi	icly traded? (*Yes (* No

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers: On Premises (E.g.Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens; Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- olf you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of

Name of Principal	Residential Address	SSN	DOB	
*	Medford, M		10	
Title and or Position	Percentage of Ownership	Director/ LLC Manag	ger US Citizen	MA Resident
Manager-Partner	50%		(Yes	
Name of Principal	Residential Address		SSN	DOB
**	, Broo	oklyn, NY 11206		lo:
Title and or Position	Percentage of Ownership	Director/ LLC Manag	ger US Citizen	MA Resident
Manager-Partner	50%	(Yes (No	← Yes ← No	← Yes ← No
Name of Principal	Residential Address	4.	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manag	ger US Citizen	MA Resident
		C Yes C No	← Yes ← No	C Yes ← No
Name of Principal	Residential Address		SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manag	ger US Citizen	MA Resident
		← Yes ← No	C Yes ← No	C Yes C No
Name of Principal	Residential Address	\	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manag	ger US Citizen	MA Resident
		← Yes ← No	← Yes ← No	C Yes C No
Additional pages attached?	C.Ver G.No.			
	C Yes • No			
CRIMINAL HISTORY	on 6, and applicable attachments, ever	haan convicted of a	CV	es 🕝 No

*Shanker G. Krishnamoorthy

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN A. Does any individual of					ttachments l	nave anv	direct or indirect, be	eneficial or financial
interest in any other necessary, utilizing the	license t	o sell alcoholic be	verages?	Yes X No	☐ If yes,		lle below. Attach ad	
	Name		Licen	se Type	Li	cense Na	me	Municipality
Indian	Flames,	Inc.	All Alcoho	ol Servicing	Indian Flame	e, Inc.		Wakefield, MA 01880
d/b/a Maya Indian E	Bar & Gril	l						
6B. PREVIOUSLY HI Has any individual or interest in a license t If yes, list in table bel	entity ic o sell alc	lentified in questi oholic beverages,	on 6, and a which is no	applicable at ot presently	tachments, ev held?	Ye	es 🗌 No 🔀	eneficial or financial
<u> </u>	Name		Licens	е Туре	Lic	ense Nan	ne	Municipality
6C. DISCLOSURE OF Have any of the disc	losed lice	enses listed in que	stion 6Aor				or cancelled? able format below.	
Date of Action	N	ame of License		City		Reason	for suspension, rev	ocation or cancellation
							#I	
7 OCCUPANCY	OF DE	FRAICEC						
7. OCCUPANCY Please complete all fi			provide p	roof of legal	occupancy of	the prem	nises.	
 If the applicar If leasing or re If the lease is of intent to le If the real es 	nt entity o enting the continger ase, signe state and	wns the premises, a premises, a signed nt on the approval c d by the applicant a	deed is requestion of the solution of this licens and the land and by the solution of the solu	uired. lease is requir e, and a signe lord, is require ame individua	red. ed lease is not a ed. als listed in que	vailable, a	copy of the unsigned	
Please indicate by w	hat mea	ns the applicant w	vill occupy	the premises	5	Lease		
Landlord Name Main Haven LLC								
Landlord Phone 617-771-8562		Lā	Landlord Email adrmhs@aol.com		s@aol.com			
Landlord Address	12 Lath	am Lane, Reading	j, MA 0186	7				
Lease Beginning Da	te	04-01-2022			Rent per	Month	\$3,000.00	
Lease Ending Date 03-31-2025		03-31-2025		Rent per Year \$36,000.00		\$36,000.00		

3

← Yes ← No

Will the Landlord receive revenue based on percentage of alcohol sales?

APPLICATION FOR A NEW LICENSE

8.	FIN	AN	CIAL	DISC	LO	SL	JRE
----	-----	----	------	------	----	----	-----

8. FINANCIAL DISCLOSU	JRE			
A. Purchase Price for Real Estate	N/A			
B. Purchase Price for Business Assets \$75		00.00		
C. Other * (Please specify below) N/A		*Other Cost(s): (i.e. Costs associate	ed with License Transaction
D. Total Cost \$75,000.00			including but not limited to: Prop Renovations costs, Construction	costs, Initial Start-up costs,
			Inventory costs, or specify other	costs):
SOURCE OF CASH CONTRIBUT Please provide documentation	<u>ION</u> of available funds.	. (E.g. Bank or	rother Financial institution Statements	, Bank Letter, etc.)
Name of Co	ontributor		Amount of Co	ntribution
Loan from Landlord, Main Have	n LLC		\$50,000.00	
Savings of Applicants	-		\$25,000.00	
		Total		\$75,000.00
SOURCE OF FINANCING Please provide signed financing	documentation.			
Name of Lender	Amount		Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
ote to Landlord Main Haven LL	\$50,000.00	18 Mont	h Term Note	C Yes € No
(Attached)				C Yes C No
	15			C Yes C No
				C Yes C No
FINANCIAL INFORMATION Provide a detailed explanation of	of the form(s) and	source(s) of f	funding for the cost identified above.	
			derived from loan from landlord and \$2	25,000.00 paid with savings from
applicants' personal accounts.				
9. PLEDGE INFORMATI	<u>ON</u>			
Please provide signed pledge	documentation.			
Are you seeking approval for a	a pledge? (Yes	No		
Please indicate what you are s	eeking to pledge	(check all that a	pply) 🗌 License 📗 Stock 📗 In	ventory
To whom is the pledge being	made?			

10. MANA											
A. MANAGER					. 1.1 15				_		
The individu	al that has b	een appointed	to mana	ge and co	ntrol the licer	nsed b	usiness and	premise	·S.		
Proposed Mai	nager Name	Shanker G. Krish	namoorth	у	Dat	e of Bir	th	:	SSN		
Residential Ad	tial Address , Medford, MA 02155										
Email						Phoi	ne				
Please indicat	e how many	hours per week	you intend	to be on th	ne licensed pre	emises	45				
B. CITIZENSHI	P/BACKGROU	JND INFORMATION	ON								
Are you a U.S.	Citizen?*				(•	Yes (No *Ma	nager mu:	st be a	U.S. Citizen	
 If yes, attach o	one of the fol	lowing as proof	of citizensh	nip US Pass	port, Voter's C	ertifica	te, Birth Ceri	tificate or	Natura	lization Papers	i .
		cted of a state, fe				Yes (
If yes, fill out t utilizing the f		ow and attach ar	n affidavit p	oroviding t	he details of ar	ny and a	all convictio	ns. Attach	additio	onal pages, if n	ecessary,
Date	Mu	nicipality	1	Char	ge			Dis	positio	าก	
		350350130									
C. EMPLOYME	NT INFORMA	A <u>TION</u> Syment history. A	ttach addi	tional page	es, if necessary	, utilizir	ng the forma	at below.			
Start Date	End Date	Posit			Emplo				Supe	rvisor Name	
01-01-2016	Present	Owner - Maya I	ndian Bar 8	& G						N/A	
-				-							
										-4*-	
D. PRIOR DISC	CIPLINARY AC	TION			6 - 1:-		امطوعا العما	الم الم ما الما	voc +ha	two subject t	0
Have you held disciplinary a		l or financial inte	rest in, or t es. please f	been the m ill out the t	anager of, a lic able. Attach ac	ddition:	al pages, if n	iecessary, l	utilizing	the format be	elow.
Date of Action		e of License	State		Reason for s						
Date of Action	i ivalii	C OI FICEIISE	State	City	110030111013	pr = 112	,				
					l.						
	1								-		

Manager's Signature

| Shanker G. Krishnamoorthy | Nave provided in this application is true and accurate:

| Date | O3/29/2022

11. MANAGEMENT AGREEMEN Are you requesting approval to utilize a man. If yes, please fill out section 11.	agement company through	h a management agree	ement? (Yes (No
Please provide a narrative overview of the Ma	anagement Agreement. Att	tach additional pages,	if necessary.	
N/A - Self Managed	3			
IMPORTANT NOTE: A management agree the license premises, while retaining ultim liquor license manager that is employed do a management agree manager that is employed do a management agree manager that is employed do a management agree managemen	nate control over the lice lirectly by the entity. Vill have a direct or indirect	nse, through a writte , beneficial or financial	en contract. <i>This</i>	aoes <u>not</u> pertum to u
N/A				
Name of Principal Resi	idential Address		SSN	DOB
Title and or Position	Percentage of Ownershi	ip Director	US Citizen	MA Resident
		← Yes ← No	C Yes CN	
Name of Principal Resi	idential Address		SSN	DOB
Title and or Position	Percentage of Ownershi	ip Director	US Citizen	MA Resident
		← Yes ← No	C Yes C N	
Name of Principal Res	sidential Address		SSN	DOB
Title and or Position	Percentage of Ownersh	ip Director	US Citizen	MA Resident
		C Yes C No	C Yes C N	No Yes No
Name of Principal Res	sidential Address		SSN	DOB
Title and or Position	Percentage of Ownersh	ip Director	US Citizen	MA Resident
		C Yes C No	C Yes C N	No Yes No
CRIMINAL HISTORY Has any individual identified above ever bee If yes, attach an affidavit providing the detai 11B. EXISTING MANAGEMENT	Is of any and all conviction:	S.		C Yes C No BEVERAGES
	JONE LIVIE TO AIND	HALLICE HAPAIN		
LICENSE Does any individual or entity identified in quinterest in any other license to sell alcoholic	beverages; and or have an	active management a	greement with an	ly other licensees:
Yes No If yes, list in table below. At	ttach additional pages, if ne	ecessary, utilizing the t	able format belov	N.
Name	License Type	License Na	me	Municipality
N/A				

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below. No 🗍 Municipality License Type License Name Name N/A 11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee? If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below. Yes \square No □ Date(s) of Agreement Municipality License Type Licensee Name N/A 11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled? Yes No No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below. Reason for suspension, revocation or cancellation Name of License City Date of Action N/A 11F. TERMS OF AGREEMENT a. Does the agreement provide for termination by the licensee? Yes No Yes No b. Will the licensee retain control of the business finances? c. Does the management entity handle the payroll for the business? Yes No e. Management Term End Date N/A d. Management Term Begin Date N/A f. How will the management company be compensated by the licensee? (check all that apply) \$ per month/year (indicate amount) % of alcohol sales (indicate percentage) % of overall sales (indicate percentage) other (please explain) Management Agreement Entity Officer/LLC Manager **ABCC Licensee Officer/LLC Manager** Signature: Signature: Title: Title:

Date:

Date:

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

313 114 CH 423 1 CH	
Applicant seeks to operate a full service restaurant business plan is to operate a full service restaurant closing on days that the restaurant is fully operation	at 607 Main Street, Reading, MA 01867 seating a maximum of 60 people. Applicant's current Tuesday through Sunday from 7:00 a.m. to 3:00 p.m. Alchohol will be sold from 11:00 a.m. through onal.
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ADDENDUM A

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

If yes, attach an affidavit providing the details of any and all convictions.

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Percentage of Ownership in Entity being Licensed (Write "NA" if this is the entity being licensed)				
N/A	(N/A			
Name of Delegation	Residential Address	I No.	SSN	DOB	
Name of Principal	Neside Hair radiess				
Title and or Position	Percentage of Ownership	Director/ LLC Manag	ger US Citizen	MA Resident	
		C Yes C No	C Yes C No	C Yes C No	
Name of Principal	Residential Address	·	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident	
	3	← Yes ← No	← Yes ← No	C Yes C No	
Name of Principal	Residential Address		SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident	
		← Yes ← No	← Yes ← No	C Yes C No	
Name of Principal	Residential Address	***************************************	SSN	DOB	
	2				
Title and or Position	Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident	
		← Yes ← No	C Yes C No	C Yes C No	
Name of Principal	Residential Address		SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident	
		← Yes ← No	C Yes C No	← Yes ← No	
Name of Principal	Residential Address		SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident	
		← Yes ← No	C Yes C No	C Yes C No	
Name of Principal	Residential Address		SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Mana	ger US Citizen	MA Resident	
		C Yes C No	C Yes C No	← Yes ← No	
CRIMINAL HISTORY	we ever been convicted of a State. Fed	Lau Militani Crimo o	7	C Yes C No	

APPLICANT'S STATEMENT

l, Shan	the: sole proprietor; partner; corporate principal; LLC/LLP manager Authorized Signatory
c Rea	oding Foods LLC
of [ites	Name of the Entity/Corporation
hereb Bever	by submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic rages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.
Applic	ereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the cation, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. her submit the following to be true and accurate:
(1)	I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
(2)	I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
(3)	I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
(4)	I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
(5)	I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
(6)	I understand that all statements and representations made become conditions of the license;
(7)	I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
(8)	I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
(9)	I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
(10)	I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.
	Signature: K. Shanker G. Krishnamoorthy Title: Manager, Reading Foods LLC

ENTITY VOTE

			Readir	g Foods LLC			
The Board of Di	irectors o	r LLC Managers o			Entity Name		•
duly voted to a	pply to th	ne Licensing Autho	ority of	Reading		and the	
	- f N 1	achusetts Alcoho	lic Roya	rages Con	City/Town	on 03-22-2022	
Commonwealtr	n of iviass	achusetts Alcoho	iic beve	rages con	tror commission	Date of Mee	ting
For the following trai	nsactions	(Check all that ap	ply):				
New License	Chang	ge of Location	Chan	ge of Class (i.e.	Annual / Seasonal)	Change Corporate	Structure (i.e. Corp / LLC)
Transfer of License	Altera	tion of Licensed Premises	Chan	ge of License ⁻	Type (i.e. club / restaurant)	Pledge of Collater	il (i.e. License/Stock)
Change of Manager	Chang	je Corporate Name	Chan	ge of Category	y (i.e. All Alcohol/Wine, Malt)	Management/Ope	erating Agreement
Change of Officers/		ge of Ownership Interest	Issua	nce/Transfer o	f Stock/New Stockholder	Change of Hours	
☐ Directors/LLC Managers	[] (LLC M Truste	Members/LLP Partners, es)	Othe	r		Change of DBA	
		HIC .					15
"VOTED: To aut	thorize	Shanker G. Krishnamo	orthy				
,0,25,,0			Nam	e of Perso	on		
to sign the ann	lication s	ubmitted and to e	xecute	on the En	tity's behalf, any	necessary papers	and
do all things re	auired to	have the applicat	ion gra	nted."			
do dir cimiga i o	9	,,					
		14					1
"VOTED: To ap	point	Shanker G. Krishnamo	oorthy				
	•	(Nam	e of Lique	or License Manage	er	
		20	Nam	C OI LIQUE	,, 51001100 1110112B		
as its manager	of record	l, and hereby grar	nt him o	r her with	full authority and	d control of the	
premises descr	ibed in th	ne license and aut	hority a	nd contro	ol of the conduct o	of all business	
therein as the l	icensee i	tself could in any	way hav	e and exe	ercise if it were a	natural person	
residing in the	Common	wealth of Massac	husetts	."			
					For Corporations	ONLY	
A true copy att	est.				A true copy atte		
K.Sha	nhe	egsen (Mar	ragol)			
Corporate Offic	er/LLC/	lanager Signature	9		Corporation Cler	k's Signature	
		#I					
SHANKI	OPCX	MESH					
	Le	KOISH	NAU	CORTH	(Frint Name)		
(Print Name)		10000			y mic Name)		

Rockland Trust

Account Number:

Capture Date: Item Number:

February 25, 2022 5250109571700

Posted Date:

February 25, 2022

Posted Item Number: 56028695 Serial Number:

501

Amount:

9,006.00

BOFD Return RT: BOFD Sequence: 011303097 9248529283

SHANKER GANESH KRISHNAMOORTHY SHARMIANITA SHANKERGANESH

MEDFORD MA 02155-5471

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2/24/ Dale -
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501

Rockland Trust

Account Number:

Capture Date: Item Number:

March 01, 2022 5250109842455

Posted Date:

March 01, 2022

Posted Item Number: Serial Number:

60010349 502

Amount:

15,006.00

Amount:

011303097

BOFD Return RT: BOFD Sequence:

9283222780

SHANKER GANESH KRISHNAMOORTHY SHARMIANITA SHANKERGANESH

MEDFORD MA 02155-5471

SHANKER GANESH KRISHNAMOORTHY
SHARMIANITA SHANKERGANESH
3 PLEASANT ST. NO. 1
MEDFORD, MA 02155

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K. Shan heegeeth



Northern Bank & Trust Company

Neighbors you can bank on

Member FDIC

TREASURERS CHECK

53-309/113

1300001821

DATE

03/15/2022

PAY	TO	TH	E
ORD	ER	OF	

Fusion Cafe & Restaurant

\$24,000.00

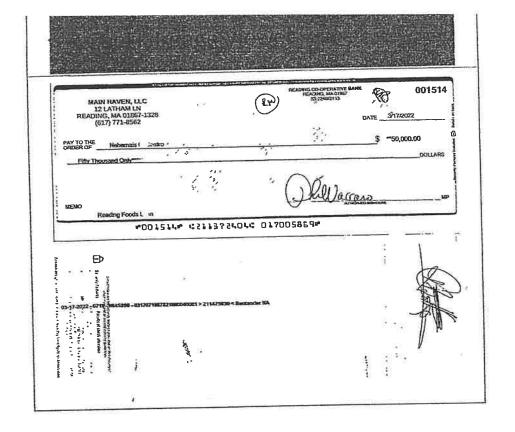
Twenty-Four Thousand and 00/100ths Dollars

If this check is lost or stolen, a sworn statement and walting period is required for reissue.

MEMO Reading Foods LLC

Payable Through Northern Bank and Trust Company 275 Mishawum Rd., Woburn, MA 01801 **CUSTOMER COPY**

NON - NEGOTIABLE





288 Union Street, Rockland, MA 02370 www.RocklandTrust.com 508.732.7072

Account Statement

Page:

Account Number:

Statement Date:

1/31/22

1

SHANKER GANESH KRISHNAMOORTHY SHARMIANITA SHANKERGANESH

MEDFORD MA 02155-4711

PAGE NUMBER

1

ACCOUNT

0

Stay on top of your account with customized account alerts in Rockland Trust Online and Mobile Banking. Set alerts for balance notifications, account activity, login attempts, important date reminders and so much more. To get started, click on the Alerts tab in online and mobile banking.

Account Name	Account Number	Interest Paid In 2021	Balance
MONEY MARKET	SAVINGS	54.19	100,028.04
MONEY MARKET	SAVINGS SHANKER GANESH KRISHNAMOOR SHARMIANITA SHANKERGANESH	THY Acct	
	Beginning Balance 1/01/22	100,027.19	
	Deposits / Misc Credits 1	.85	
	Withdrawals / Misc Debits 0	.00	
	** Ending Balance 1/31/22	100,028.04 **	
	Service Charge	.00	
	Interest Paid Thru 1/31/22	.85	
	Interest Paid Year To Date	.85	
	Annual Percentage Yield Earned	.01%	
	Number of Days for A.P.Y.E.	31	
	Average Balance for A.P.Y.E.	100,027.19	

Posted Transactions

Date	Activity Description	Deposits	Withdrawals	Balance
1/31	INTEREST EARNED	.85		100,028.04

Page:

7

Account Number:

Statement Date:

2/28/22

SHANKER GANESH KRISHNAMOORTHY SHARMIANITA SHANKERGANESH

MEDFORD MA 02155-4711

PAGE NUMBER

1

ACCOUNT

2

Stay on top of your account with customized account alerts in Rockland Trust Online and Mobile Banking. Set alerts for balance notifications, account activity, login attempts, important date reminders and so much more. To get started, click on the Alerts tab in online and mobile banking.

Account Name	Account Number	Interest Paid In 2021	Balance
MONEY MARKET SAVINGS		54.19	90,522.80
MONEY MARKET SAVINGS	SHANKER GANESH KRISHNAMOORTH: SHARMIANITA SHANKERGANESH	Y Acct	

	Beginning Balance	2/01/22	100,028.04	
	Deposits / Misc Credits	1	.76	
	Withdrawals / Misc Debits	2	9,506.00	
**	Ending Balance	2/28/22	90,522.80 **	r
	Service Charge		.00	
	Interest Paid Thru 2/28/2	22	.76	
	Interest Paid Year To Date	€	1.61	
	Annual Percentage Yield Ea	arned	.01%	
	Number of Days for A.P.Y.E	Ε.	28	
	Average Balance for A.P.Y.	E.	98,473.61	
	Enclosures		2	

Posted Transactions

Date	Activity Description	Deposits	Withdrawals	Balance
2/14	WITHDRAWAL		500.00	99,528.04
2/25	CHECK #501		9,006.00	90,522.04
2/28	INTEREST EARNED	.76		90.522.80

Checks

* indicates skip in check numbers

Date Check No. Amount Date Check No. Amount Date Check No. Amount

2/25 501 9,006.00

02/	14/2022	123	\$500.0
(; SO &&# 4 4 78);			
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ACCOUNT NUMBER	(1985) Avis	AMOUNT DE VA	7640
MOUNT Five huma	treat_		DOLLARG
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HINCERMAN Showher Krishnan	100 Vantonie /	Show	hergane
	DATE	2/14	1,00
When Each Relationship Matters*	102	21.	(S) OFE
ROCKLAND	MON	ABLE TO DHANGILO	CET CHECK

SHANKER GAMESH KOLSHOLAMOORTHIN 501 B SHANKER GAMESH KOLSHOLAMOORTHIN 501 B SHANKER GAMESH CO2/24/5021 808 C 2/24/5021 808 C 2

02/25/2022 501 \$9,006.00



Page:

Account Number:

Statement Date:

3/31/22

SHANKER GANESH KRISHNAMOORTHY SHARMIANITA SHANKERGANESH

MEDFORD MA 02155-4711

PAGE NUMBER

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ACCOUNT

2

Rockland Trust is teaming up with Shred It and Iron Mountain for shred events on April 23rd and April 30th at 9 branch locations. To find the closest location to you, visit RocklandTrust.com/ShredDay

Account Name	Account Num	ber	Interest Paid In 2021	a.	Balance
MONEY MARKET	SAVINGS		54.1	9	65,517.40
MONEY MARKET		ANESH KRISHNAMOORTH TA SHANKERGANESH	Y	Acct	
	Beginning Balance	3/01/22	90,522.80		
	Deposits / Misc Credits	1	. 60		
1	Withdrawals / Misc Debi	ts 2	25,006.00		
	** Ending Balance	3/31/22	65,517.40	**	
	Service Charge		.00		
	Interest Paid Thru 3/3	1/22	.60		
	Interest Paid Year To D	ate	2.21		
	Annual Percentage Yield	Earned	.01%		
	Number of Days for A.P.		31		
	Average Balance for A.P	Y.Y.E.	70,355.50		
	Enclosures		2		

Posted Transactions

Date	Activity Description	Deposits	Withdrawals	Balance
3/16	CHECK #502 CHECK #503 INTEREST EARNED	.60	15,006.00 10,000.00	75,516.80 65,516.80 65,517.40

Checks

1				* indi	cates skip in	check number	s		
	Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
	3/01	502	15,006.00	3/16	503	10,000.00			

	502
02/28	2622
SINC	1\$ 15,006-9
md bia	Dollar @ E
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2 502	\$15,006.
Q3-15	503 SHIND - 2602
ИС	\$ 10,000 =
	-
K Shan	hegach.
	2 502

SECURED PROMISSORY NOTE ("NOTE")

\$50,000.00

Reading, Massachusetts

FOR VALUE RECEIVED by Shanker Ganesh Krishnamoorthy, an individual living at , Medford, Massachusetts 02155 ("Borrower #1"), and Joseph Ravichandran

Swamidoss Praveen Kumar, and individual living at , Brooklyn, New York 11206 ("Borrower #2); and Reading Foods LLC, a Massachusetts Limited Liability Corporation with a principal address at , Medford, Massachusetts 02155 ("Corporation", or "BORROWERS" when referring both jointly and separately to all of Borrower #1, Borrower #2 and Corporation), from Main Haven, LLC, with its principal office of 12 Latham Lane, Reading, Massachusetts, their successor or assign of 12 Latham Lane, Reading, Massachusetts 01867 ("Secured Party" or "Note Holder") or their heirs, successors or assigns; Buyer agrees to pay Secured Party the sum of Fifty Thousand Dollars and 00/100 (\$50,000.00) Dollars under the terms of this "NOTE." Corporation has a business location at 607 Main Street, Reading, Massachusetts 01867 ("Premises".)

The parties acknowledge that Blackko, LLC is a Massachusetts Limited Liability Corporation ("Blackko") that currently leases Premises from Secured Party, and that Blackko is selling substantially all of their assets to Corporation, and Corporation is signing this NOTE, a Security Agreement and also a Lease ("Lease") with Secured Party, and Corporation is taking over occupancy of Premises. Corporation has inspected Premises to their full satisfaction, and takes Premises in its current "As Is" condition. As a favor to BORROWERS, BORROWERS are borrowing \$50,000.00 from Secured Party (who has no interest in Blackko and does not make any warranties on their behalf) and shall also reimburse Secured Party for all of Secured Party's costs in the preparation of Lease, this NOTE and Security Agreement.

Buyer shall pay Secured Party the sum of Fifty Thousand Dollars and 00/100 (\$50,000.00) Dollars—with interest on the outstanding principal balance payable at the rate of 10% per year, amortized over Eighteen (18) months, with monthly payments of \$3,002.85. Payments shall be made in advance on the first day of every month for eighteen consecutive months, beginning on April 1, 2022 and ending on September 1, 2023 (the "Maturity Date"). On the Maturity Date, BORROWERS will pay the entire amount of unpaid principal and any unpaid interest and any applicable penalties. All payments are to be made to Secured Party as stated above or at a different place if required by the Note Holder. The BORROWERS may prepay this NOTE in whole or in part without additional premium or penalty. It is agreed that this NOTE is secured by an integrated instrument to be deemed executed simultaneously with this NOTE ("Security Agreement".)

It is agreed that **BORROWERS** are jointly and separately fully and unconditionally responsible for all of the obligations of BORROWERS under this NOTE, and this shall remain in effect until BORROWERS have fulfilled all of their obligations hereunder and the full balance has been paid. It shall also be considered a default by Corporation of this NOTE and the Security Agreement if Corporation is in default under said Lease.

In addition to the other remedies provided herein as well as those listed in the Security Agreement, in the event of a lateness or default of any payment continuing for more than ten (10) days, the undersigned agree to pay, in addition to amounts otherwise due, a past due charge equal to five percent (5%) of all late amounts owed.

Thirty (30) days after default in making of any payment, or breach of condition of the Security Agreement securing this NOTE, the entire unpaid balance of principal shall become immediately due and payable, and in addition to that interest at the rate of 1.25% per month on any unpaid principal will be added from the original date of this NOTE until the final payment of the full balance of NOTE has



been paid, plus legal costs and expenses of collection, including, if referred to an attorney for collection, a reasonable attorney's fee.

Upon any default in connection with a proceeding under any bankruptcy or insolvency laws, the entire unpaid principal balance on this NOTE and all accrued unpaid interest shall be immediately due and payable without notice. The possible bankruptcy of and of BORROWERS shall not prevent the remaining of BORROWERS to have to immediately comply with the terms herein.

The undersigned hereby waive presentment, demand, notice, protest, set-off, counterclaims or any defenses against such amounts, and all other demands and notices in connection with the delivery, execution, acceptance, performance, default, or endorsement of this NOTE - except for proof of actual payment pursuant to NOTE, and assent to any written extension or postponement of the time of payment or any other indulgence.

BORROWERS represent and warrant that Corporation is a Massachusetts limited liability corporation, in good standing under the laws of that state, and that all necessary corporate and other action has been taken to authorize Corporation to enter into, be bound by and effectuate the terms of this NOTE. The BORROWERS further acknowledge that they all are authorized to enter into and be bound by all of the terms of this NOTE, without any legal or financial impediment.

Every maker, endorser and guarantor of this NOTE hereby assent to the release in whole or part of any collateral held by the holder as security for the payment of this NOTE and further acknowledges that the holder need not proceed as against any collateral held by the holder before proceeding against any maker, endorser, or guarantor. No waiver of any right or power granted hereunder shall be effective unless in writing, nor shall a waiver on one occasion be construed as a bar to or waiver of such right or power on any other occasion.

Any notice, request or other communication required or permitted hereunder must be in writing and shall be deemed to have been duly given if personally delivered, sent by a recognized overnight delivery service or mailed by registered or certified mail, postage prepaid to the addresses listed herein or as changed by written notice given to the other party.

If all or any substantial part of the assets of Corporation are sold or transferred to any other person or entity of any sort without Secured Party's prior written consent, Secured Party may require immediate payment in full of all sums secured by the Security Instrument. If Borrower #1 or Borrower #2 transfers their interest in Corporation to any other person, organization or business entity of any sort, be it done voluntarily or involuntarily by operation of law or some other legal or creditor practice, then said transfer immediately accelerates the full balance due under this Note. However, this option shall not be exercised by Secured Party if such exercise is prohibited by Applicable Law.

The undersigned must promptly make all payments in full as due, and may not claim or exercise any rights of set-off, counterclaims or any defenses against such amounts, for any reason, including, but not limited to, issues about the Lease or occupancy of the Premises.

This NOTE shall be governed by, in and under the laws of the Commonwealth of Massachusetts as an instrument under seal. No delay or failure to exercise any right or power accruing upon any default, omission or failure of performance hereunder shall impair any such right or power or shall be construed to be a waiver thereof. No waiver, amendment, release or modification of this Agreement shall be established by conduct, custom or course of dealings but solely by an instrument in writing duly executed by the parties hereto. No provision of this NOTE may be amended, waived, assigned or modified without the written consent of Secured Party. Should any term of this NOTE, Security Agreement or Lease be deemed illegal or unenforceable,

k.&

 \mathcal{A}

then said term shall be deemed divisible and the rest of the NOTE, Security Agreement and Lease shall be enforceable. This NOTE, Security Agreement and Lease shall not be interpreted against the draftsman. The rights and obligations of the parties under this NOTE will be binding upon and inure to the benefit of their respective successors, assigns, heirs, administrators and transferees; it being further understood that BORROWERS shall not assign their obligations under this NOTE without Secured Party's unilateral written assent.

This NOTE is secured by a Security Agreement on all business assets of Corporation as evidenced by the filing of a UCC Financing Statement with the Secretary of the Commonwealth of Massachusetts and such other appropriate and reasonable places.

C Por

J

EXECUTED as a sealed instrument t	he day and year first above written.
alle Milk	
Witness	as authorized to bind Reading Foods LLC
NASO Hoodlad	K. Shanhugash.
Witness	Shanker Ganesh Krishnamoorthy
Laidi Valda	Jour
Witness	Joseph Raviehandran Swamidoss Praveen Kumar
	The second contract of
	EALTH OF MASSACHUSETTS
Middlesex, ss.	
On this 1617 day of March, 2022, befor	e me, the undersigned notary public, personally appeared
Shanker Krishna mourty as authorized	to bind Boston Foods LLC, proved to me through
satisfactory evidence of identification, which	were valid photo identification, to be the person whose
	ocument, and acknowledged to me that he/she signed it
voluntarily for its stated purpose.	0. 1. 1
Mission Commission	(100 M 4 / 1
7. Con 16/2028 62	- Notary Public
	My Commission Expires 6/16/2026
	wiy commission Expires 01/16/2026
TANK ON STANK	
THE COMMONWE	EALTH OF MASSACHUSETTS
Middlest MASS MANNE	
On this 110th day of March, 2022, befor	e me, the undersigned notary public, personally appeared
Shanker Ganesh Krishnamoorthy, individua	ally, proved to me through satisfactory evidence of
identification, which were valid Photo identifi	ication, to be the person whose name is signed on the
	edged to me that he/she signed it voluntarily for its
stated purpose.	001 10
THURS N CORNER	(30.0. M. 12)
ST. mission E A	uney may
SLLLY PUBLISHED TO TARY PUBLIS	- Notary Public
	My Commission Expires 01/10/2026
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THE COMMONWE	EALTH OF MASSACHUSETTS
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	e me, the undersigned notary public, personally appeared
Joseph Ravichandran Swamidoss Praveen	Kumar, individually, proved to me through satisfactory
	hoto identification, to be the person whose name is
	, and acknowledged to me that he/she signed it
voluntarily for its stated purpose.	
Manual Maria	1300 MAR
THEY IN CONTRACT	Why "I'd
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THOE MASHINE	

SECURITY AGREEMENT

		GREEMENT dated <u>03-16-29</u> 2 and by Reading Foods LLC, a ted Liability Corporation with a principal address at . , Medford,
Massachusetts individual livin	0215 g at 3	5 ("Corporation") and fully guaranteed by Shanker Ganesh Krishnamoorthy, an Pleasant Street, Medford, Massachusetts 02155 ("Borrower #1"), and Joseph
		nidoss Praveen Kumar, and individual living at k 11206 ("Borrower #2, or "BORROWERS" when referring both jointly and
separately to al	l of I	Borrower #1, Borrower #2 and Corporation), in favor of Main Haven LLC with
		of 12 Latham Lane, Reading, Massachusetts 01867 ("Secured Party") or their assigns. For value received, the BORROWERS hereby grants to the Secured
-		erest in the property described below (hereinafter collectively called
"Collateral") to	secu	are the payment of the principal and interest (\$50,000.00 plus any applicable
		Party pursuant to the attached: Promissory Note ("NOTE") and this Security rity Agreement" when referring to them all), dated of the
		to the order of the Secured Party, and all renewals and extensions of the
NOTE, and all	costs	, expenses, advances and liabilities which may be made or incurred by the
_		disbursement, administration and collection of the loans evidenced by the otection, maintenance and liquidation of the security interest hereby granted.
	_	other obligations secured hereby are herein collectively called the "Obligations".
mit a to		
•	_	ment also secures any and all other obligations of Corporation to Secured Party tence or hereafter arising.
1. The Co	llater	al in which this security interest is granted is all of the Buyer's property
		reference to which an "X" or checkmark has been placed on the line applicable the hall proceeds and products therefrom
·X	a.	all equipment, machinery, furniture and fixtures now owned or
		hereafter acquired, together with all replacements thereof, all
		attachments, accessories, parts and tools belonging thereto or for use in connection therewith.
X	b.	all inventory, raw materials, work in process and supplies now owned
		or hereafter acquired.
X_	c.	all deposits, accounts, ownership and commission rights that
		BORROWERS have under the insurance policies that it writes or places, accounts receivable now outstanding or hereafter arising.
X	d.	all contracts rights, accounts and related rights, general intangibles,
		licenses, permits, financial and tax records, goodwill and assets now in force and hereafter acquired.
	10	

2. BORROWERS shall not transfer, sell or assign BORROWERS's interest in the Collateral nor permit any other security interest to be created thereon, except that Corporation may act in the ordinary course of business on customary terms and at usual prices, and may collect as Secured

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Party's agent sums due on accounts receivable, commissions and contract rights listed in Paragraph 1.c. and 1.d. until advised otherwise by Secured Party.

- 3. BORROWERS shall not change or reorganize the type of business entity under which Corporation does business except upon prior written approval of Secured Party. If such approval is given, BORROWERS guarantee that all documents, instruments and agreements demanded by Secured Party shall be prepared and filed at BORROWERS's expense before such changes of name or business entity occurs.
- 4. BORROWERS shall pay the filing and recording costs of any documents or instruments necessary to perfect, extend, modify, or terminate the security interest created hereunder as demanded by Secured Party.
- 5. BORROWERS shall maintain all Collateral in good condition, pay promptly all taxes, judgments, or charges of any kind levied or assessed thereon, keep current all rent due on promises where Collateral is located, and maintain adequate insurance on all Collateral against such hazards. BORROWERS shall list Secured Party as an additional insured on all its own liability and casualty insurance policies.
- 6. BORROWERS shall be in default hereunder if BORROWERS fail to perform any of the Liabilities imposed hereby or any other obligations required by NOTE or the various instruments or papers evidencing or securing the NOTE, or if the full balance of the NOTE become immediately payable under the terms of such instruments. In the event of any default by Buyer under NOTE, Secured Party may, in its own discretion, cure such default and, if it does so, any expenditures made for such purpose shall be added to the principal of the NOTE.
- 7. In the event of default by BORROWERS under NOTE or this Security Agreement or any other written Agreement with Secured Party, BORROWERS shall assemble and make available all Collateral at any place designated by Secured Party. BORROWERS hereby voluntarily relinquish, waive and surrender any right to a notice and hearing to determine whether there is probable cause to sustain the validity of Secured Party's claim. Any notices required pursuant to state or local law shall be deemed reasonable if mailed by Secured Party to the persons entitled thereto at their last known addresses at least five days prior to disposition of the Collateral. Disposition of Collateral shall be deemed commercially reasonable if made pursuant to a public offering advertised at least once in a newspaper of general circulation in the community where the Collateral is located or by a private sale for a sum equal to or in excess of the liquidation value of the Collateral as determined by Secured Party.

In additional to the other remedies of Secured Party, if within five business days of BORROWERS being late or in default of any secured agreement on the assets of Corporation, BORROWERS shall notify Secured Party of any such lateness or default, and Secured Party shall have the option, but not the requirement to: resume its rights with the Assets of Corporation, as well as the option, but not the obligation, to have the lease that Corporation has at 607 Main Street, Reading, Massachusetts be terminated by Secured Party – if the default is still uncured withing 30 calendar days.

8. All rights conferred on Secured Party hereby are in addition to those granted to it by any state of local law or any other law. Failure or repeated failure to enforce any rights hereunder shall not constitute an estoppel or waiver of Secured Party's rights to exercise such rights accruing prior or subsequent thereto. Should any term of this Security Agreement be deemed illegal or



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unenforceable, then such term shall be deemed divisible and the remainder of this instrument shall remain in effect.

9. The parties acknowledge that Secured Party may file a UCC lien against the assets of Corporation at the Massachusetts Secretary of State's Office and such other locations as Secured Party deems appropriate, and BORROWERS will cooperate in filing the same, and any necessary extensions thereof.

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EXECUTED as a sealed instrument the day a	and year first above written.
ally Mark	
Witness	as authorized to bind Reading Foods LLC
~ 11000 Hooddad.	K. Shanhergooth
Witness	Shanker Ganesh Krishnamoorthy
6.0710	Koj
Maidi Valo	
Witness	Joseph Ravickandran Swamidoss Praveen Kumar
THE COMMONWI	EALTH OF MASSACHUSETTS
Middlesex, ss.	
On this 10th day of March, 2022, before	e me, the undersigned notary public, personally appeared
, as authorized t	to bind Boston Foods LLC, proved to me through
satisfactory evidence of identification, which	were valid photo identification, to be the person whose
name is signed on the preceding or attached d	ocument, and acknowledged to me that he/she signed it
voluntarily for its stated purpose.	0
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300	- Notary Public
	My Commission Expires U/16/2021
20/1	r. L
THE COMMONIATE	CALTH OF MACCACILICETTC
Middlesex 150F MAShirt	EALTH OF MASSACHUSETTS
	e me, the undersigned notary public, personally appeared
Shanker Canesh Krishnamoorthy individua	ally, proved to me through satisfactory evidence of
identification which were valid Photo identifi	ication, to be the person whose name is signed on the
preceding or attached document, and acknowle	ledged to me that he/she signed it voluntarily for its
stated purpose.	oagoa to me that no she signed it voluntarily for its
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S . 6 1 16 2026 11 8	- Notary Public
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THE COMMONWE	
THE PARTY OF THE P	EALTH OF MASSACHUSETTS
Middlesex, ss.	
	e me, the undersigned notary public, personally appeared
	Kumar, individually, proved to me through satisfactory
	hoto identification, to be the person whose name is
	, and acknowledged to me that he/she signed it
voluntarily for its stated purpose.	0 101
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F. Con 116/202 to	(Notary Public
42	My Commission Expires Ot /110/2016
NOTARY PUR COLLEGE	Triy Commission Expires Of 110 Code
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Sentiment.	

Bill of Sale

FOR AND IN CONSIDERATION OF the sum of \$75,000.00 U.S. Dollars, plus any applicable sales tax, the receipt of which is hereby acknowledged, Blackko.llc (the "Seller") of 607 Main st, Reading, Massachusetts 01867 DOES HEREBY SELL, ASSIGN, AND TRANSFER to Shankerganesh Krishnamoorthy and Swamidoss P Joseph Ravichandran (the "Buyer") of 601 Main st, Reading, Massachusetts 01867, the following described property (the "Property"):

All furniture, fixtures, equipment and other tangible assets

The Property is being sold on an "AS IS" basis and the Seller explicitly disclaims all warranties, whether expressed or implied, including but not limited to, any warranty as to the condition of the Property. However, the Seller's above warranty disclaimer does not, in any way, affect the terms of any applicable warranties from the manufacturer of the Property.

The Buyer has been given the opportunity to inspect the Property, or alternatively, have the Property inspected. Additionally, the Buyer has accepted the Property in its existing condition.

Seller represents and warrants that Seller is the lawful owner of all Property, transferred hereunder, free and clear of all mortgages, liens or encumbrances of any nature whatsoever, and Seller shall indemnify, defend and hold Buyer harmless against such claims and demands.

In the event any dispute between the parties hereto should result in litigation or arbitration, the prevailing party shall be reimbursed for all reasonable costs in connection therewith, including, but not limited to, reasonable attorney's fees and defense costs. In no event shall either party be liable for incidental, consequential, indirect or special damages of any kind, including but not limited to loss of profit.

The terms of this Bill of Sale shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

The parties hereby agree to execute such other documents and perform such other acts as may be necessary or desirable to carry out the purposes of this Bill of Sale.

This Bill of Sale shall be signed by the Buyer and by the Seller's Representative, and shall be effective as of March 15, 2022.

IN WITNESS WHEREOF, the parties have executed this Bill of Sale on March 15, 2022.

By: Nehemias Castro on behalf of Blackko.llc	Date: 3/15/17_
By: <u>K-Show Molgaeth</u> Shankerganesh Krishnamoorthy	Date: $\frac{3/15/22}{}$
By: Swamidoss P Joseph Ravichandran	Date: $\frac{3/15/22}{}$

NADIA HADDAD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
June 27, 2025



The Commonwealth of Massachusetts Secretary of the Commonwealth State House, Boston, Massachusetts 02133

March 24, 2022

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

READING FOODS LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on February 21, 2022.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: SHANKER G KRISHNAMOORTHY, SWAMIDOSS PRAVEN KUMAR JOSEPH RAVICHANDRAN

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: SHANKER G KRISHNAMOORTHY, SWAMIDOSS PRAVEN KUMAR JOSEPH RAVICHANDRAN

The names of all persons authorized to act with respect to real property listed in the most recent filing are: SHANKER G KRISHNAMOORTHY

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

Secretary of the Commonwealth

Villein Travin Galicin

Processed By:NGM



managers.

Title

The Commonwealth of Massachusetts William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

1 1/31	10	перионе. (017) 727	-2040				
Certificate of Organia (General Laws, Chapter)	zation						
Identification Number:	001564181						
1. The exact name of th	e limited liability c	ompany is: REAI	OING FO	OODS LL	.C		
2a. Location of its princ No. and Street: City or Town:	ipal office: MEDFORD	State: <u>MA</u>	Zip:	02155	Country: <u>USA</u>		
2b. Street address of th	e office in the Com	monwealth at whi	ch the re	ecords wil	ll be maintained:		
No. and Street: City or Town:	MEDFORD	- State: <u>MA</u>	Zip:	02155	Country: <u>USA</u>		
3. The general characte service, the service to be A RESTAURANT WIT	e rendered:				ganized to render professiona		
4. The latest date of diss	solution, if specifie	d:					
5. Name and address of Name: No. and Street: City or Town:		t: RISHNAMOORTI State: <u>MA</u>		02155	Country: <u>USA</u>		
I, <u>SHANKER G KRISHNA</u> appointment as the resi Section 12.	AMOORTY resident dent agent of the a	agent of the above bove limited liabili	e limited ty comp	l liability o	company, consent to my uant to G. L. Chapter 156C		
6. The name and busine	ss address of each	manager, if any:					
Title	Individual Name First, Middle, Last, Suffix			Address (no PO Box) Address, City or Town, State, Zip Code			
MANAGER	SHANKER G KRISHNAMOORTHY			MEDFORD, MA 02155 USA			
MANAGER	JOSEPH RAVICHANDRAN SWAMIDOSS PRAVEEN KUMAR			BROKLYN, NY 11206 USA			
7 The name and husins	se address of the	parean(s) in addition	n to the	manager	(s) authorized to execute		

documents to be filed with the Corporations Division, and at least one person shall be named if there are no

Address (no PO Box)

Individual Name

11		First, Middle, Last, Suffix	Address, City or Town, State, Zip Code
	SOC SIGNATORY	SHANKER G KRISHNAMOORTHY	
			MEDFORD, MA 02155 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name	Address (no PO Box)		
	First, Middle, Last, Suffix	Address, City or Town, State, Zlp Code		
REAL PROPERTY	SHANKER G KRISHNAMOORTY			
	1	MEDFORD, MA 02155 USA		

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 21 Day of February, 2022, SHANKER G KRISHNMOORTHY

(The certificate must be signed by the person forming the LLC.)

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MA SOC Filing Number: 202204520050 Date: 2/21/2022 7:36:00 PM

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

February 21, 2022 07:36 PM

WILLIAM FRANCIS GALVIN

Hellian Fraing Jakins

Secretary of the Commonwealth



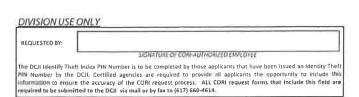
Commonwealth of Massachusetts Alcoholic Beverages Control Commission 239 Causeway Street, First Floor Boston, MA 02114

DEBORAH B. GOLDBERG TREASURER AND RECEIVER GENERAL

JEAN M. LORIZIO, ESQ. CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORM	RMATION						
ABCC NUMBER:	LICENSEE NAME: Reading Foods LLC CITY/TOWN: Reading						
APPLICANT INFORMA	ATION	1					
LAST NAME: Krishnan	amoorthy FIRST NAME: Shanker MIDDLE NAME: Ganesh						
MAIDEN NAME OR ALIAS (IF APPLICABLE): N/A PLACE OF BIRTH:							
DATE OF BIRTH:	SSN: ID THEFT INDEX PIN (IF APPLICABLE): N/A						
MOTHER'S MAIDEN NA	MOTHER'S MAIDEN NAME: DRIVER'S LICENSE #: STATE LIC. ISSUED: Massachusetts						
GENDER: MALE	HEIGHT: 5 WEIGHT: 167 EYE COLOR: Black						
CURRENT ADDRESS:							
CITY/TOWN:	Medford STATE: MA ZIP: 02155						
FORMER ADDRESS:	N/A						
CITY/TOWN:	STATE: ZIP:						
PRINT AND SIGN							
PRINTED NAME:	* APPLICANT/EMPLOYEE SIGNATURE: K. Shankleyoell						
*Shanker (G. Krishnamoorthy, a/k/a Shanker Ganesh Krishnamoorthy						
NOTARY INFORMATIO	ON						
On this Marc	ch 30, 2022 before me, the undersigned notary public, personally appeared						
*Shanker G. Krishnamoorthy							
(name of document signer), proved to me through satisfactory evidence of identification, which were MA Driver's License							
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.							
	NOTARY						







Issued: 7/29/2020

Expires: 7/21/2023

CERTIFIED

ID#: 5361862

SHANKERGANESH KRISHNAMOORTHY 601 Main St Reading, MA 01867-3002

For service visit us online at www.gettips.com TIPS Trainer: Benjamin Stoller, 46030



Commonwealth of Massachusetts Alcoholic Beverages Control Commission 239 Causeway Street, First Floor Boston, MA 02114

DEBORAH B. GOLDBERG TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ. CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFOR	RMATION						_	
ABCC NUMBER:		LICENSEE NAME	Reading Foods	i LLC			CITY/TOWN	: Reading
APPLICANT INFORMA	ATION							
LAST NAME: Ravicha	andran		FIRST NAME:	Swamidoss		N	11DDLE NAME:	Praven
MAIDEN NAME OR AL	LIAS (IF APPLICABLE)	Joseph			PLACE OF BI	RTH:		
DATE OF BIRTH:		SSN:			ID THEFT IN	DEX PIN (IF APPLICABLE):	N/A
MOTHER'S MAIDEN N	JAME:	DF	RIVER'S LICENSE	#: [s.	TATE LIC. ISSUED	New York
GENDER: MALE	HEIGI	НТ: 5	11	WE	IGHT: 165		EYE COLOR:	Black
CURRENT ADDRESS:								
CITY/TOWN:	Brooklyn			STATE: NY		ZIP:	11206	
FORMER ADDRESS:	N/A							
CITY/TOWN:				STATE:		ZIP:		
PRINT AND SIGN	*Swamidoss	Praven Jos	seph Ravi	chandran				
PRINTED NAME:	* See Abo	ove	APPLICANT/E	MPLOYEE SIGN	ATURE: X	0	Com	
NOTARY INFORMATION	ON				Swamio	doss	Praven Jo	oseph Ravichandra
	24/2022	before	me, the unders	signed notary	public, persc	nally ap	peared * 9	See Above
(name of document								nc State Dalas
to be the person wl its stated purpose.	hose name is sign	ed on the preced	ding or attache	d document,	and acknowl	na	o me that (he)	(she) signed it voluntarily fo
		NO POR	THE T					<i></i>

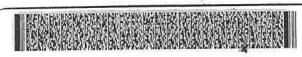
DIVISION USE ONLY

REQUESTED BY:

SIGNATURE OF CORF AUTHORIZED EMPLOYEE

The DCJI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an identity Theft PIN Number by the DCJI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJI via mail or by fax to [617] 660-4614.





dmv.ny.gov





No. 34043654

NO RAWAGINE ON AND

Personal description of holder as of date of naturalization:

Date of birth:

Sex: MALE

Height: 5 feet 8 inches

Marital status: MARRIED

Country of former nationality:

USCIS Registration No. A095433177

I certify that the description given is true, and that the photograph affixed hereto is a likeness of me.

4. Shankeyout h.

Complete and true signature of holder

Be it known that pursuant to an application filed with the Secretary of

Komeland Security

at: BOSTON, MASSACHUSETTS

The Secretary having found that:

SHANKERGANESH KRISHNAMOORTHY

residing at: MEDFORD, MASSACHUSETTS

having complied in all respects with all of the applicable provisions of the naturalization laws of the United States, being entitled to be admitted as a citizen of the United States, and having taken the oath of allegiance at a

US DISTRICT COURT OF MASSACHUSETTS

at: BOSTON, MASSACHUSETTS

ON: NOVEMBER 18, 2010

such person is admitted as a citizen of the United States of America.

Allyindo N/ Way blos, Director

U. S. Citizenship and Immigration Services

LEASE AGREEMENT

This lease agreement ("Lease") is dated March 2, 2022, is between Main Haven, LLC, with a principal address of 12 Latham Lane, Reading, Massachusetts, their successor or assign ("Landlord") and Reading Foods LLC, a Massachusetts Limited Liability Corporation with a principal address at

Medford, Massachusetts 02155 ("Corporation") and relates to Corporation leasing from Landlord that portion of 607 Main Street, Reading, Massachusetts ("Premises") that it is presently occupied by Blackko, LLC. ("Blackko.") Shanker Ganesh Krishnamoorthy, an individual living at i Medford, Massachusetts 02155 ("Shanker"), and Joseph Ravichandran Swamidoss Praveen Kumar, and individual living at Brooklyn, New York 11206 ("Joseph", or "Tenant" when referring both jointly and separately to all of Corporation, Shanker and Joseph) who are both jointly and separately guarantors of all of the obligations of Corporation under this Lease. The term "Building" - includes also 601 through 607 Main Street, Reading, Massachusetts and 238 Haven Street, Reading, Massachusetts. There is one parking space included in this Lease, and Corporation shall be allowed to reasonably use the adjoining common areas such as corridors, sidewalks and restrooms.

The parties acknowledge that Blackko, LLC is a Massachusetts Limited Liability Corporation ("Blackko") that currently leases Premises from Landlord, and that Blackko is selling substantially all of their assets to Corporation, and Corporation is signing this NOTE, a Security Agreement and also this Lease and taking over occupancy of Premises. Corporation has inspected Premises to their full satisfaction, and takes Premises in its current "As Is" condition. As a favor to Tenants, Tenants are borrowing \$50,000.00 from Landlord (who has no interest in Blackko and does not make any warranties on their behalf) and shall also reimburse for all of Landlord's costs in the preparation of Lease, this NOTE and Security Agreement.

Initial Term: This Lease is for three years beginning on April 1, 2022 ("Commencement Date") and ending on March 31, 2025.

The "base rent" shall be payable in advance on the first day of every month, and for every month, without demand, and will be in accordance with the following schedule:

- 1) April 1, 2022 until March 31, 2023 is \$3,000.00 per month;
- April 1, 2023 until March 31, 2024 is the greater of \$3,150.00 per month or the previous year's monthly rent plus the CPI percentage increase from the previous year for the Boston area, per month;
- 3) April 1, 2024 until March 31, 2025 is the greater of \$3,300.00 per month or the previous year's monthly rent plus the CPI percentage increase from the previous year for the Boston area, per month;

Any and all late payments by Tenant shall cause Tenant to be required to pay a late fee of \$100.00 plus 1.5% per month interest charge on the late payments, and acceptance of said amounts do not constitute a waiver of Landlord's other rights.

Option Terms: Provided Tenant is not in default of Lease and Tenant gives Landlord six months prior written notice of its commitment to extend, Corporation shall have one option to extend this Lease, for the period of April 1, 2025 to March 31, 2028. On each year of the option period, the yearly base rent shall be calculated by taking the previous year's base rent and be increased by the greater of 7% or the CPI percentage increase from the previous year for the Boston area. All payments shall be made in twelve

monthly payments in advance of that month. All other terms and costs of the original lease shall remain in effect during the option period.

Permitted Use: Premises shall only be used as a restaurant and the sale of related goods and services.

<u>Utilities</u>: Tenant shall be responsible for, and pay for the costs of all separately metered utilities for Premises, including but not limited to, heat, air conditioning, electricity, gas, security, telephone, water and sewer. It is agreed that Tenant's HVAC system services the common areas (and that Tenant will maintain reasonable seasonal temperatures.)

Additional Tenant Costs: Without limiting anything else in this Lease, in addition to the Base Rents and Utilities, Tenant shall be responsible for the following additional costs upon demand: 20% of Landlord's total Real Estate Tax and related Tax costs for the Building; the greater of 35% of the total costs of the Dumpster used for the Building or 100% of this costs minus that percentage paid by the then current occupant of the space now leased by Zucca Restaurant; 20% of Landlord's Building Insurance; 50% of any and all costs and expenses in any way relating to the common areas, including but not limited to, the flooring, doors, restrooms and hallways; and all such other costs as Tenant has for fulfilling its obligations herein. Upon request, Landlord shall provide summaries of the actual bills that he bases such invoices to Tenant.

Tenant's Insurance. Tenant, at its sole expense, shall keep in full force and effect a broad form comprehensive general liability policy with limits of not less than \$1,000,000.00 per occurrence, insuring against any and all liability of Tenant with respect to Premises or arising from the use of Premises. Tenant must have such policy list Landlord as an additional insured, and must produce a certificate of such insurance to Landlord on demand.

Tenant will not directly or indirectly do, or allow others to do, anything that will void or lessen the insurance coverage, nor void or increase the costs of Building's insurance.

<u>Indemnification</u>. Tenant shall indemnify and hold Landlord harmless from: any breach of Tenant's obligations under Lease, from any action or non action of Tenant or Tenant's employees, invitees, licensees or agents, and also from and against any injury, loss, claim, or damage to any person or property while on the Premises that is not directly the fault of Landlord or Landlord's agents or employees.

<u>Subrogation</u>. Tenant releases Landlord from liability for any and all loss or damage to the extent covered by insurance maintained by Tenant even if such loss or damage shall be brought about by the fault or negligence of Landlord or persons claiming under it or for whom it may be derivatively liable.

<u>Landlord's Maintenance</u>. Except for Tenant's responsibilities contained herein, and as otherwise provided herein, Landlord shall maintain the Building's roof, foundation, exterior walls, and landscaping.

Maintenance, Repairs, Remodeling, Alterations or Further Obligations by Tenant. Tenant accepts Premises in its present "as is" condition. Tenant shall perform any and all alterations, maintenance, and repairs as may be necessary in order to keep the Premise, utilities, ventilation, HVAC system, drainage, signage, awning, windows and interior of the Premises in good order and repair, reasonable wear and tear excepted. Tenant shall be responsible for regular maintenance on said utilities and the HVAC systems and

also pay for all related filters, supplies and a service contract for the same. Tenant must get prior written permission to make any alterations or remodeling to Premises or any changes to the signs. Tenant shall also be required to keep the basement, and Premises free from insects and other pests, and shall maintain a service contract with professionals. Tenant agrees to be responsible to update and take all actions necessary so that that it and Premises will comply with all federal, state, administrative and local laws, rules, regulations, codes and ordinances of all sorts, as they are at present and may be amended during the term of Lease and any extensions thereon.

At present the Town of Reading shovels snow and ice on the sidewalk adjacent to Premises, but if it discontinues or fails to do so, then Tenant shall be responsible for shoveling and removing the snow and ice on the walkway and entrances adjacent to Premises. Tenant shall also remove the snow and ice for and adjacent to Tenant's parking space, and shall move the vehicle to accommodate waste removal or other work being done for the Building.

Tenant shall be responsible for cleaning the bathrooms on a regular basis, supply all paper and cleaning products for the bathroom and common area. If Tenant shall not fulfill these obligations, then Landlord – at Landlord's option, may handle these responsibilities and Tenant shall pay 80% of all of Landlord's costs and expenses in doing so.

It is further agreed that Tenant shall not do, nor cause nor allow others to do, anything that is unreasonably noisy, smelly or offensive to other tenants or occupants of Building, or interferes with their rights of quiet enjoyment of their use of Building or their leased spaces.

Tenant shall not smoke or allow others to smoke in Premises, and shall not use or store hazardous substances on the Premises.

All work done by or on behalf of Tenant shall be of a good and workman-like quality.

<u>Tenant's Property</u>. Tenant will pay all taxes charged, assessed, or imposed upon the personal property of Tenant in or upon the Premises. All such property shall be at the sole risk and hazard of Tenant.

Removal Upon Termination or Expiration. At the expiration or sooner termination of this Lease, Tenant shall remove all of its supplies, personal property, equipment and fixtures which Tenant is permitted to remove under the terms of this Lease and peaceably yield up the Premises in as good order, repair, and condition as the same were at the Commencement Date or had been put in thereafter, reasonable wear and tear excepted. Tenant shall remove their signage and the awning, but shall keep the awning frame affixed to the Building or placed on the floor of the inside of Premises. Appropriate post-removal repairs must be made.

<u>Landlord's Access</u>. With reasonable notice, Landlord and Landlord's agents shall have reasonable access to or entrance into Premises, except as additionally necessary in cases of emergency. Tenant, at reasonable times and reasonable advance notice (except in the case of an emergency), shall permit Landlord, its agents and employees, to examine and inspect the Premises, to enter the Premises as necessary to perform Landlord's maintenance responsibilities hereunder, and within sixty days prior to the termination of this Lease or any exercised option – shall be permitted to place upon the Premises any usual "to Let" or "For Lease" signs and permit persons desiring to lease the same to inspect the Premises.

<u>Casualty</u>. In the event that all or part of the Premises or Common Areas is so destroyed by fire or other casualty as to render the Premises or the remainder thereof substantially untenantable or unfit for the Permitted Use, for a period reasonably expected to exceed one hundred twenty (120) days, then this Lease

may be terminated at the election of Tenant by the giving, within sixty (60) days following the date of such casualty, of sixty (60) days' notice in writing to the other party hereto, whereupon this Lease shall terminate as of the date of such casualty. If Tenant doesn't elect to terminate this Lease or in the event such destruction is not sufficient to permit either to terminate hereunder, then Landlord, within a reasonable time, shall replace, restore or rebuild the destroyed portions thereof to substantially the same condition as existing immediately prior to said destruction, and if such restoration is not complete within one hundred twenty (120) days of the event of such damage, Tenant shall be entitled to terminate this Lease at any time up to the time that such restoration is complete. Tenant, at its sole expense, shall be responsible for restoring or replacing those trade fixtures and equipment which it installed in the Premises.

Tenant's Default. If Tenant shall neglect or fail to perform or observe any term, covenant or condition by Tenant to be performed or observed hereunder, and such neglect or failure shall continue for more than ten (10) business days after written notice with respect to the covenant to pay Rent or any other covenant calling for the payment of money by Tenant hereunder and more than thirty (30) days after written notice to Tenant thereof with respect to any other term, covenant or condition, or if Tenant shall abandon, vacate or cease operating from the Premises, or if a petition is filed by Tenant under any bankruptcy, receivership, or other insolvency or creditors' rights law, or if such a petition is filed against Tenant under any such law and the same shall not be dismissed, vacated, stayed, or set aside within thirty (30) days from the date thereof, then, and in any of said cases, Landlord may terminate this Lease by so notifying Tenant. At the time of the termination or at any time thereafter, Landlord may rent the Premises, and for a term which may expire after the expiration of the term of this Lease, without releasing Tenant from any liability whatsoever. Tenant shall be liable for any reasonable expenses incurred by Landlord in connection with obtaining possession of the Premises, with removing from the Premises property of Tenant and persons claiming under Tenant (including warehouse charges) which Tenant was required by this Lease to remove at the expiration or termination of this Lease, with putting the Premises into condition for reletting, and with any reletting, including, but without limitation, any differences in the rent to be paid, reasonable attorneys' fees and brokers' fees; and any monies collected from any reletting shall be applied first to the foregoing expenses and then to the payment of rent and all other payments due from Tenant to Landlord.

Attorneys' Fees. In the event of default by Tenant under this Lease, Landlord shall be entitled to recover from Tenant the amount of any attorneys' fees reasonably incurred by Landlord in enforcing Landlord's rights and remedies hereunder.

No Waiver. No consent or waiver, express or implied, by Landlord or Tenant to or of any breach of any term, covenant, or condition hereunder shall be construed as a consent or waiver to or of any other breach of the same or any other term, covenant or condition, nor shall the acceptance by Landlord of any rental or other payment when due hereunder constitute a consent or waiver by Landlord to or of any breach of any term, covenant or condition hereunder.

Subletting and Assignment. Tenant shall not assign or sublease all or any part of the Premises, without obtaining the prior written consent of Landlord, which Landlord shall not unreasonably withhold. It is agreed that a sale of the business or a change in the ownership of Tenant's corporation shall be deemed a proposed sublet or assignment, and requires Landlord's permission for purposes of this Lease or any extensions hereunder. No assignment or sublease of this Lease shall affect or reduce Tenant's continuing obligations under this Lease for the remainder of the Lease and any extensions hereunder.

No Broker. The parties agree that neither has engaged the services of a broker or any person or entity to whom a commission or fee is due upon execution of this Lease, and each will hold the other harmless from any claim based on a breach of their own warranty.

Holding Over. If Tenant shall hold possession of the Premises beyond the expiration or earlier termination of this Lease, in the absence of any agreement between Landlord and Tenant, no act or failure to act by Landlord shall be deemed an acceptance of Tenant's occupancy for any fixed term (beyond the term fixed herein) in excess of one month.

<u>Quiet Enjoyment</u>. Provided Tenant timely pays all rent and performs and observes all material terms, conditions, and covenants of this Lease, Tenant shall peaceably and quietly hold, have, and enjoy the Premises as provided in this Lease, without hindrance or interruption from Landlord or anyone claiming by, through, or under Landlord. Tenant is aware of the other tenants in Building, and agrees that their use does not interfere with Tenant's enjoyment of Premises.

Rules and Regulations. Tenant shall comply with all such reasonable rules and regulations which Landlord promulgates from time to time regarding Building.

<u>Notices</u>. All notices relating to this Lease shall be in writing and delivered by registered mail, return receipt requested, or by overnight express delivery, to the addresses of the respective parties first set forth above, or to such other address as either party may from time to time in writing direct the other party. Unless indicated otherwise, it is further agreed that only the principals and authorized agents of Tenant from Tenant's headquarters are authorized to bind Tenant with regard to the notices given herein.

Miscellaneous. All negotiations, understandings and discussions between Landlord and Tenant concerning the Premises are incorporated within this Lease. No statement, agreement, or understanding, whether oral or written, not contained in this Lease shall be recognized or enforced. This agreement shall be deemed a contract under seal. The parties represent and warrant that they are authorized to enter into and be bound by the terms of this Agreement. This Lease is binding on the heirs, successors, assigns and transferees of both the Tenant and the Landlord. This Lease shall not be interpreted against the draftsman, and shall be governed by and under the laws and jurisdiction of the Commonwealth of Massachusetts. Should any portion of this Lease be deemed illegal or unenforceable for any reason, then such portion shall be deemed divisible from the rest of this Lease, and the balance shall be interpreted to be enforceable in the spirit of the agreement as it was written. Should either party breach any material portion of this Lease or the representations and warranties that they are making herein, then the other party shall be awarded and be reimbursed for their attorney fees and actual costs and damages in enforcing the terms herein.

Amendment. This Lease shall not be modified except by a writing executed by Landlord and an authorized principal or agent of Tenant. No act or omission or any employee or agent of Landlord or Tenant shall alter, change, or modify any provision of this Lease.

Security Deposit and Last Month's rent: At the signing of this Agreement, Tenant shall give Landlord a Security Deposit of \$3,000.00, and a partial last month's rent in the amount of \$3,000.00. Landlord shall not pay Tenant any interest on said Deposit or last month's rent. Tenant may not use the

security deposit as rent. Within thirty days after the termination of this Lease and any exercised options, Landlord shall give the full balance of the Security Deposit back to Tenant, minus any agreed damages that Tenant is responsible for. In the event that the damages are greater than the security deposit amount, Tenant shall still be responsible for the full amount of the damages and costs. In the event of disagreement, the parties agree to go to mediation to resolve such issue, and if that is not successful, they agree to go to binding arbitration – pursuant to the standard procedures of the American Arbitration Association.

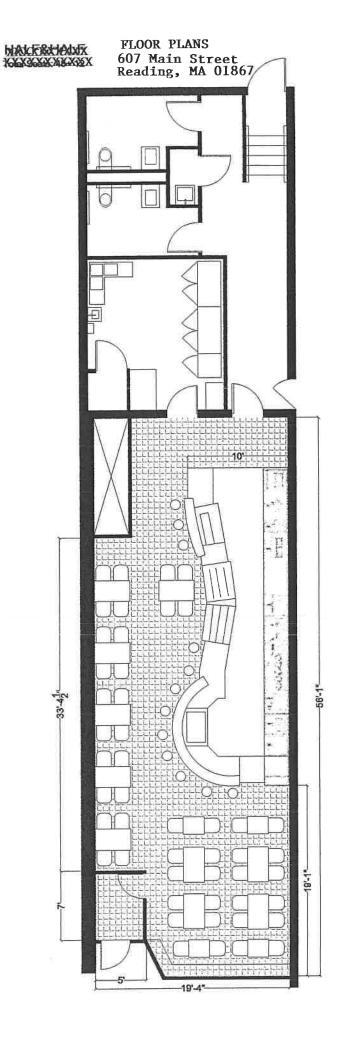
Personal Guaranty. It is agreed that the said Shanker Ganesh Krishnamoorthy and Joseph Ravichandran Swamidoss Praveen Kumar do jointly and separately guarantee the full and timely performance of all representations, warranties and obligations of Corporation under this Lease and any extensions hereunder, but do not have any additional rights of set-off, counterclaims or defenses that are not available to Corporation.

IN WITNESS WHEREOF, the parties have caused their authorized representatives to execute this Lease as of the date first above written.

3-28-2022

Shanker Ganesh Krishnamoorthy, personally dated

Joseph Ravielandran Swamidoss Praveen Kumar, personally



0 191

Date of this notice: 02-22-2022

Employer Identification Number:

88-0825573

Form: SS-4

Number of this notice: CP 575 A

READING FOODS LLC SHANKER G KRISHNAMOORTHY MBR 607 MAIN ST READING, MA 01867

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-0825573. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 941 07/31/2022 Form 940 01/31/2023 Form 1065 03/15/2022

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. Must be made within certain timeframes and the instructions for Form 2553, Election by All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, Electronic Choices to Pay All Your Federal Taxes. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/mefbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is READ. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

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(IRS USE ONLY) 575A

Keep this part for your records. CP 575 A (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number Best Time to Call DATE OF THIS NOTICE: 02-22-2022

EMPLOYER IDENTIFICATION NUMBER: 88-0825573 ()

FORM: SS-4

INTERNAL REVENUE SERVICE CINCINNATI OH 45999-0023 հեռեհեհեհեհոհեսևականեր READING FOODS LLC SHANKER G KRISHNAMOORTHY MBR 607 MAIN ST READING, MA 01867

READING POLICE DEPARTMENT



15 Union Street • Reading, Massachusetts 01867

Emergency Only: 911 • All Other Calls: (781) 944-1212 • Fax: (781) 944-2893

EXECUTIVE SUMMARY New Liquor License - Reading Foods, LLC d/b/a "Half & Half"

April 15, 2022

Chief David J. Clark Reading Police Department 15 Union Street Reading, MA 01867

Chief Clark,

As directed by your Office and in accordance with Reading Police Department Policy and Procedures, I have placed together an executive summary of the application for a New Liquor License for "Half & Half" which will be located at 607 Main Street.

Ownership Interests:

- 1) Shanker G Krishnamoorthy 50% ownership
- 2) Swamidoss Proven Kumar Joseph Ravichandran 50% ownership

LLC Manager:

Shanker G Krishnamoorthy

Manager on Record:

Shanker G Krishnamoorthy

Liquor License History:

An individual(s) or entity identified above currently holds an interest in an alcoholic beverages license for Indian Flames, Inc. (d/b/a/ Maya Indian Bar & Grill).

Criminal History:

In-house history checks were run on the above-named parties listed above. No relevant in-house involvement was located in our system.

I find no reason why this license application should not go forward.

Respectfully Submitted,

Lt. Det. Richard Abate

Criminal Division Commander

Parking Advisory Recommendations Committee (PARC) Findings

TUESDAY APRIL 19, 2022

PARC Members

- ▶ Bernard Horn, Jr. Chair, Reading Resident
- Elizabeth Whitelam Vice Chair, Downtown Business Owner
- Chris Haley Select Board, Downtown Business Owner
- John Weston CPDC, Reading Resident
- Karen Rose-Gillis Downtown Resident
- Thomas O'Connor Downtown Business Owner
- Sarah Brukilacchio Downtown Property Owner
- Jay Jackson Downtown Resident
- Daniel Dewar Downtown Business Owner

Downtown Parking: Existing Deficiencies

- 24+ regulations in area = confusion and frustration for all users and enforcement officers
- Not enough spaces available for specific users or permit types.
- Not enough permits available (specifically employee)
- Time limitations result in constant moving of vehicles
- Long-term parking occurring where turnover is needed

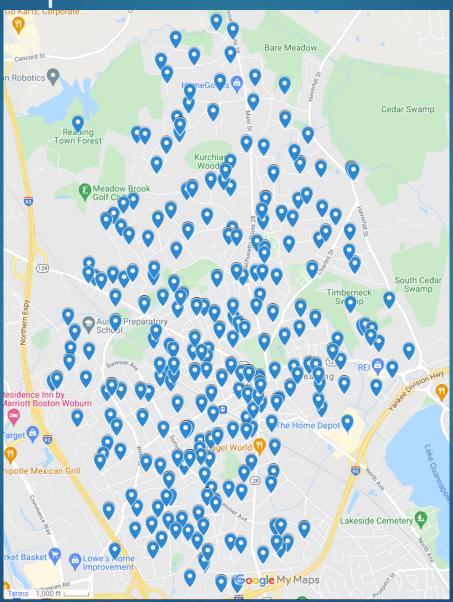
PARC Charge

- To review Reading's downtown parking system and regulations;
- To guide the preparation of comprehensive system modifications;
- To clarify and simplify Reading's downtown parking system from a user perspective and enforcement standpoint;
- Maximize efficiency and access;
- Minimize cost for visitors and users;
- Increase public education of parking areas
- PARC has also discussed the following topics at times but understands they fall under the jurisdiction of other departments and/or boards:
 - Overnight Parking (PTTTF/Select Board);
 - Parking Requirements within Zoning Bylaw (CPDC);
 - Privately owned parking areas/shared parking opportunities;
 - Walkability and Traffic Calming Measures;
 - ADA Space Count (PTTTF)

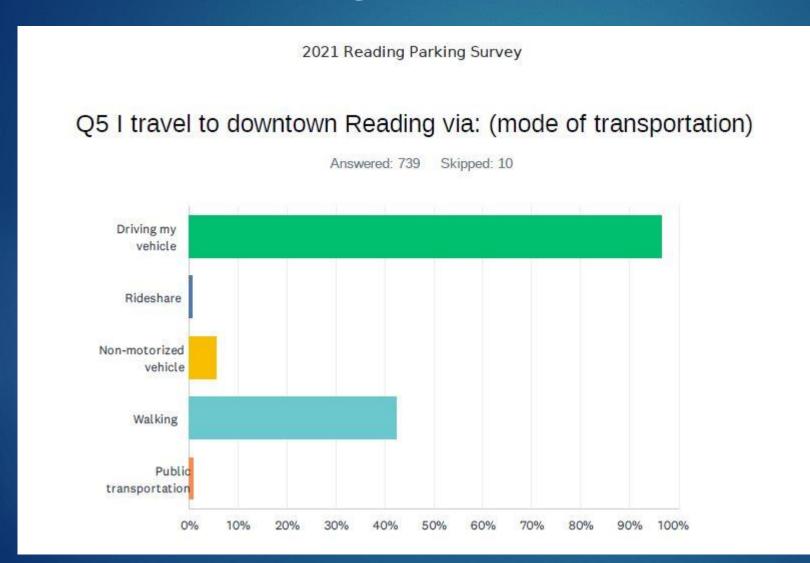
Downtown Parking and PARC

- Prior to PARC:
 - 10+ Zoom sessions scheduled and conducted
 - Multiple Downtown Business Walks and Group Meetings
 - 5 Select Board meetings
 - Water bill notification to residents
 - CodeRed Alert to over 3,400ppl
 - ▶ 2020 Survey
- PARC:
 - Review of initial findings/proposals from 2019-2020 initiative
 - Distribution of new parking survey
 - Town-wide mailing to all households, including renters
 - ▶ 800+ Respondents
 - 10+ Open Public Meetings
 - Email blasts to Downtown Businesses/Property Owners/Landlords and Property Managers/Residents, Town Meeting Members, Boards and Commissions, Survey Respondents
 - Update to Select Board December 7, 2021
 - Public Forum held February 2, 2022

Survey Participation:



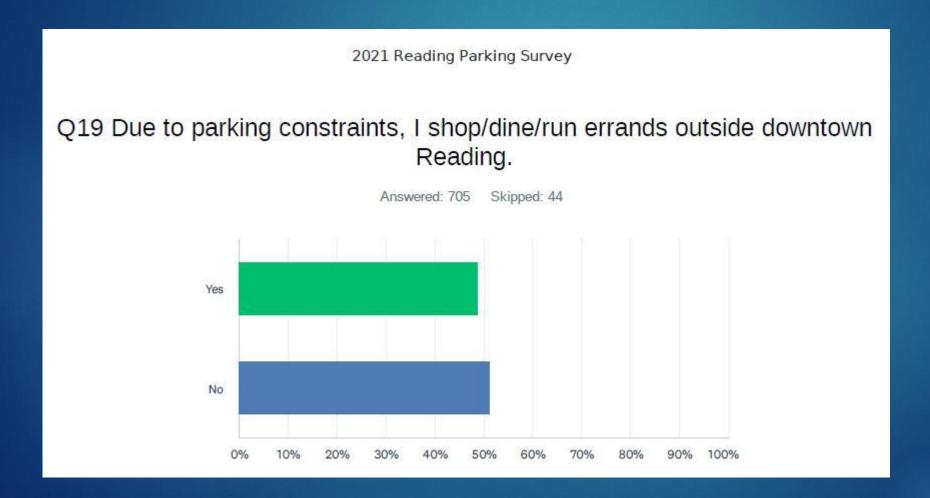
Survey Findings: Mode of Transportation



Key Takeaways:

- Ensure availability
- Walkability of the downtown is important

Survey Findings: Experience Impact



Key
Takeaway:
Improve User
Experience

Survey Findings: Needed Time Frames

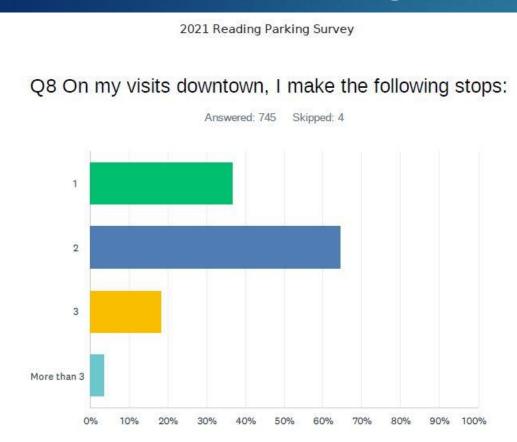
100%



Key Takeaways:

- 2-Hour and under is <u>currently</u> a need.
- When more time is needed provide areas for such.
- Find specific areas for shortterm parking.

Survey Findings: Number of Stops



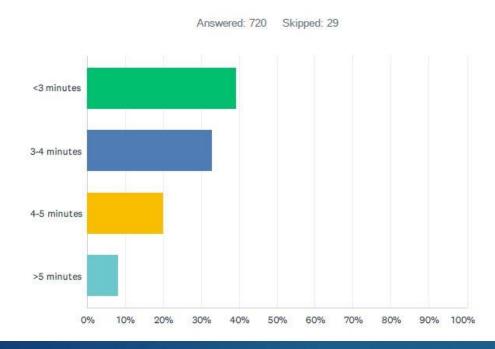


Answers: "Depends on: location, distance between, weather, accessibility"

Survey Findings: How Long are you Willing to Walk?

2021 Reading Parking Survey

Q12 If I can't find parking right at my destination, my walk is: (minutes) To help people judge the real time it takes them to walk: Most people can walk 1/4 mile in 4-5 minutes and 1 mile in 16-20 minutes.



Example of a 5min walk in Downtown Reading:



General/Survey Q&A

On-Street Regulation Proposals – Employee Parking

- ► Increase number of dedicated employee parking spaces → increase number of employee parking permits available
- ▶ PARC proposals could allow an increase of ~113 formal employee parking spaces, not including unregulated areas
 - ▶ Where?
 - ▶ Lowell St, Woburn St, High St, Chute St, Haven St, Chapin Ave, Harnden St
- All areas would still allow public 2-Hour parking
- Modify pricing of employee permit to incentivize the permit and parking within 'Outer Core' (\$25 recommended for review)
- Improve safety, lighting and walkability from Outer Core areas

On-Street Employee Parking - PARC Proposed Recommendations					
Street Name/Location	Existing Regulation(s)	Proposed Regulation(s)	Approx. Space Count	Notes	
Lowell St - in front of				Align with adjacent Lowell Street	
Church	2-Hour	2-Hour OR All Day w/ EP	9	regulations.	
Lowell St - in front of					
cemetery	2-Hour	2-Hour OR All Day w/ EP	10		
				Consistent regulation is beneficial to	
Woburn St - between	Mix of 2-Hour only and 2-Hour/All Day	Entire Street to be 2-Hour OR All Day		enforcement and public	
Lowell St and High St	w/ EP	w/ EP	52	understanding.	
				Adds employee parking supply and	
	Resident Only 6:00-10:30AM,			aligns with adjacent parking	
Vine St - at High Street	Unregulated after	Convert to 2-Hour OR All-Day w/EP	55	regulations.	
Chute St - between	Southern portions is 2-Hour only;	Convert southern portion to 2-Hour			
Mount Vernon St and	northern portion is Resident Only 6:00-	OR All Day w/ EP. No change to		Adds employee parking supply to	
Woburn St	10:30am, Unregulated after	Resident Only portion	13	area.	
Haven St - east of	Mix of 2-Hour only and 2-Hour/All Day	Entire portion to be 2-Hour OR All		Align with adjacent Haven Street	
Main St to Village St	w/ EP	Day w/ EP	13	regulations.	
	Mix of Unregulated and 2-Hour/All	Entire Street to be 2-Hour OR All Day		Align with adjacent Chapin Ave	
Chapin Ave	Day w/ EP	w/ EP	14	regulations.	
		Convert west side to 2-hour OR All		East side remain, convert 5 spaces on	
Harnden Street	2-hour	day w/EP	9	west to 2-Hour/EP.	

Est. # of Change to Employee Spaces	Street Portion	Estimated Count	Notes
Existing Employee Parking Areas			PARKING LOTS NOT INCLUDED
	Woburn St	25	
	Lowell St	17	
	Pleasant St	9	
	Haven St	8	
	Gould St	15	
	Chapin Ave	8	
	High St	41	
Existing Total		123	
Proposed Employee Parking Changes			
	Lowell Street	19	
	Chute Street	8	
	Haven Street	5	
	Chapin Ave	6	
	Harnden Street	5	
	Woburn Street	30	
	Vine/High Street	55	
	Gould Street	-15	
Proposed Total		113	
Total		236	91.87% increase

On-Street Regulation Proposals – Customer/Public Parking

- Increase number of public 2-hour only parking spaces in the 'Inner Core'
 - ▶ Allow for more parking turnover and availability to customers/users of Downtown
- PARC proposals could allow an increase of ~54 spaces with 2-hour designations
 - Where?
 - Ash Street, Gould Street
 - ▶ 2-Hour Only
 - Vine/High Street and Chapin Avenue
 - ▶ HOWEVER: These areas would also allow all day parking with Employee Permit
- Add short-term parking (30min) where helpful
 - ▶ i.e. potentially 1-3 spaces on Main Street
- Unregulated after 5:00PM

On-Street 2-Hour Public Parking - PARC Proposed Recommendations						
Street Name/Location	Existing Regulation(s)	Proposed Regulation(s)	Approx. Space Count	Notes		
		Remove EP reulgations/ Convert to 2-				
	Mix of 2-Hour, 2-Hour OR All Day	Hour only. No Changes to Resident		5 spaces Resident Reserved at		
Gould St	w/EP, and Resident Reserved	Only.	20	east end MUST remain		
Ash St - between Haven		Convert Unregulated areas to 2-Hour		Align with adjacent Ash St		
St and Washington St	Mix of 2-Hour and Unregulated	only	29	regulations		
				Business short term needs for		
Main St - infront of				pick-up and drop-off. Further		
Rise475	2-Hour	Convert to 30-min parking	3	from public lots than most.		

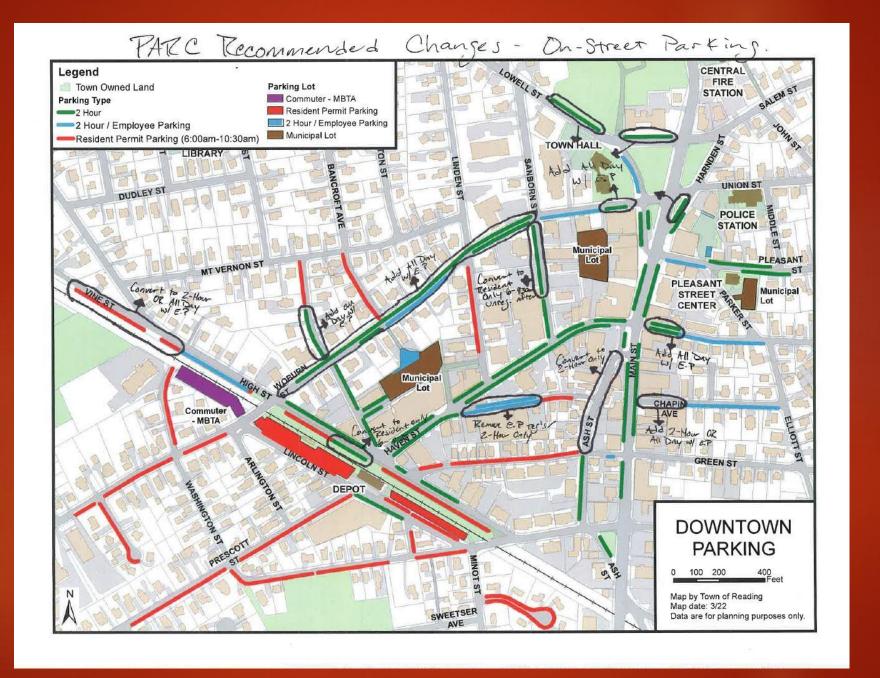
Est. # of Change to 2-Hour Spaces	Street Portion	Estimated Count	Notes
Existing 2-Hour			PARKING LOTS NOT INCLUDED
			some of which also includes EP
	Woburn St	52	parking
	Chute St	8	
	Sanborn St	13	
			some of which also includes EP
_	Haven St	97	parking
			41 of which includes EP parking
	High St	72	(former leased spaces)
			17 of which includes EP parking
	Lowell St	36	(cobblestone area)
	Main St	44	
			a majority of which also includes
	Pleasant St	21	EP parking
	Ash St	12	
	Lincoln St	3	
			a majority of which also includes
	Chapin Ave	8	EP parking
	Gould St	15	Includes EP parking
Existing Total		381	
Proposed 2-Hour Parking Changes			
	Ash Street	12	
			Would also allow all day parking
	Chapin Avenue	6	w/ EP
			Would also allow all day parking
	Vine/High Street	55	w/ EP
	High Street	-16	Convert to Resident Only
	Main Street	-3	Convert to 30min parking areas
Proposed Total	The state of the s	54	
Total		435	14.17% increase

On-Street Regulation Proposals – Resident Parking

- Maintain existing Resident Only Parking north of tracks
 - Green St, Gould St, Linden St, Bancroft Ave, Chute St
- Add ~9 spaces on lower Sanborn Street for residents with no off-street dedicated parking
- Reallocate ~16 spaces directly abutting commuter rail station
 - What will future commuter needs look like?
- Change regulation hours to 6:00-9:30AM
 - Currently 6:00-10:30AM
 - Unregulated after 9:30AM and are thus open to any user (employee, customer, commuter, resident, etc.)
- Look to modify permit pricing align with other local permits/other municipalities (\$25 recommended for review)

On-Street Resident Permit Parking - PARC Proposed Recommendations Street Name/Location **Existing Regulation(s)** Proposed Regulation(s) Approx. Space Count Notes **High St SOUTH** SIDE/Depot Parking -Change 16 spaces to between Woburn St Resident Only 6:00-10:30AM, Unregulated Resident 6:00-9:30, This area needs to be watched carefully for and Washington St after; 16 spaces designated as 2-Hour. Unregulated after 16 evolving needs. Resident Only from 6-9:30AM for north half of street (up to Postmark where commercial Sanborn St - between business is in Woburn St and Haven operation), Unregulated 2-Hour after 13

Est. # of Change to Resident Spaces	Street Portion	Estimated Count	Notes
Existing Resident Only			
	Green St	21	
	Gould St	5	Required to maintain
	Linden St	20	
	Bancroft Ave	6	
	Chute St	6	
	High St	141	42 licensed MBTA spots (recommended change)
	Lincoln St	180	
	Prescott St	36	
	Washington St	40	
	Wenda St	12	
	Woburn St	27	
	Fulton St	4	
	Crosby Rd	15	Cant manage two-sided parking
Existing Total		513	
Proposed Resident Only Parking Changes			
	Vine/High Street	-55	Proposed as EP/2-Hour Parking
	High Street	16	
			To help with multi-family units that have no
	Sanborn Street	9	dedicated parking
Proposed Total		-30	
Total		483	5.85% loss



On-Street Parking Regulations Q&A

Public Parking Lot Proposals

- Install two kiosks each at both the Upper Haven (CVS) Lot and Brande Court Lot
- Goals:
 - ▶ To increase turnover and keep parking available
 - To empower the users to stay as long as desired/needed
- Potential Pricing Scheme:
 - ▶ Free for stay of 1 hour or less; \$1 per hour for 1-4 hours; \$5 per hour after 4 hours
 - ▶ Mitigates impact to users who need short-term parking in these areas
 - Unregulated after 5:00PM
 - Allow payment by cash, card and mobile apps
 - ▶ If needed, pricing can be adjusted based on utilization trends
- Pay by Plate user friendly and works well with mobile apps
 - No need to go back to car or remember space #
 - ▶ PayByPhone app used by MBTA and further review is recommended for consistency

Public Parking Lot Proposals Cont.

- Voted to recommend that Select Board make request to April 2022 Town Meeting for \$110,000 to cover costs of 4 kiosks + 2 handheld enforcement devices
- Estimated payback within 1-3 years
- Potential to establish a 'Parking Benefit District' (or similar fund)
 - Allows revenue generated to be reinvested back into the district for a wide range of public realm improvements
- Build/expand LPR Policy to ensure privacy to users
 - ▶ Utilization data can help determine trends and pricing adjustments
- Considerations: Maintenance, Collection, Customer Service, etc.

Public Parking Lot Q&A

Structured Parking Findings/Recommendations

- Hire consultant to conduct a feasibility study to determine opportunities across the Downtown area
 - Study potential locations, safety/access, demand, cost and funding opportunities, etc.
- Why:
 - Parking garage is a frequent question/suggestion
 - ▶ If management is not enough to mitigate existing parking deficiencies
- However:
 - Recent and past studies (2007, 2009, 2019) have indicated parking management issues over inventory
 - PARC Public Forum: public comments indicated it is a lesser priority than other on-going initiatives

Overnight Parking

- Lincoln Street Pilot Program initiated by Select Board in February 2022
 - Future updates expected
 - PTTTF/Select Board to continue to look for permanent opportunities
- Winter Parking Ban lifted 3/25/22 with exception of Municipal Parking Lots
 - Plowable snow would put ban into effect town wide

What's Next?

- ▶ If Public Hearing Continued:
 - ▶ Upcoming Meeting Dates: 5/3, 5/17
 - Extend PARC beyond 4/30

JOHNST ELLIOTT ST Map by Town of Reading Map date: 3/22 Data are for planning purposes only. PLEASANT Municipal Lot DOWNTOWN MIDDLE ST **PARKING** PLEASANT STREET & Lot CENTER AND LOT **UNION ST** On-Street Parking POLICE CENTRAL FIRE STATION GREEN ST HARNDEN ST 100 200 Ad 2-How OR All Day will EP TS MIAM ASH Municipal Lot **TOWN HALI** TS HSA SANBORN ST Changes MINOT ST SWEETSER AVE LINDEN ST Municipal 2 Hour / Employee Parking PARC Recommended Resident Permit Parking DEPOT Commuter - MBTA BANCROFT AVE LINCOLWSY Municipal Lot Parking Lot ARLINGTONST MT VERNON ST PRESCOTT Resident Permit Parking (6:00am-10:30am) WASHINGTON ST Commute LIBRARY - MBTA 2 Hour / Employee Parking DUDLEY ST Town Owned Land Parking Type ■2 Hour Legend

	On-Street Employee Parking - PARC Proposed Recommendations						
Street Name/Location	Existing Regulation(s)	Proposed Regulation(s)	Approx. Space Count	Notes			
Lowell St - in front of				Align with adjacent Lowell Street			
Church	2-Hour	2-Hour OR All Day w/ EP	9	regulations.			
Lowell St - in front of							
cemetery	2-Hour	2-Hour OR All Day w/ EP	10				
Woburn St - between	Mix of 2-Hour only and 2-Hour/All Day w/	Entire Street to be 2-Hour OR All Day w/		Consistent regulation is beneficial to			
Lowell St and High St	EP	EP	52	enforcement and public understanding.			
	Resident Only 6:00-10:30AM, Unregulated			Adds employee parking supply and aligns			
Vine St - at High Street	after	Convert to 2-Hour OR All-Day w/EP	55	with adjacent parking regulations.			
Chute St - between	Southern portions is 2-Hour only; northern	Convert southern portion to 2-Hour OR					
Mount Vernon St and	portion is Resident Only 6:00-10:30am,	All Day w/ EP. No change to Resident					
Woburn St	Unregulated after	Only portion	13	Adds employee parking supply to area.			
Haven St - east of Main	Mix of 2-Hour only and 2-Hour/All Day w/	Entire portion to be 2-Hour OR All Day		Align with adjacent Haven Street			
St to Village St	EP	w/ EP	13	regulations.			
	Mix of Unregulated and 2-Hour/All Day w/	Entire Street to be 2-Hour OR All Day w/		Align with adjacent Chapin Ave			
Chapin Ave	EP	EP	14	regulations.			
		Convert west side to 2-hour OR All day		East side remain, convert 5 spaces on			
Harnden Street	2-hour	w/EP	9	west to 2-Hour/EP.			

Est. # of Change to Employee Spaces	Street Portion	Estimated Count	Notes
Existing Employee Parking Areas			PARKING LOTS NOT INCLUDED
	Woburn St	25	
	Lowell St	17	
	Pleasant St	9	
	Haven St	8	
	Gould St	15	
	Chapin Ave	8	
	High St	41	
Existing Total		123	
Proposed Employee Parking Changes			
	Lowell Street	19	
	Chute Street	8	
	Haven Street	5	
	Chapin Ave	6	
	Harnden Street	5	
	Woburn Street	30	
	Vine/High Street	55	
	Gould Street	-15	
Proposed Total		113	
Total		236	91.87% increase

On-Street 2-Hour Public Parking - PARC Proposed Recommendations						
Street Name/Location	Existing Regulation(s)	Proposed Regulation(s)	Approx. Space Count	Notes		
		Remove EP reulgations/ Convert to 2-				
	Mix of 2-Hour, 2-Hour OR All Day	Hour only. No Changes to Resident		5 spaces Resident Reserved at		
Gould St	w/EP, and Resident Reserved	Only.	20	east end MUST remain		
Ash St - between Haven		Convert Unregulated areas to 2-Hour		Align with adjacent Ash St		
St and Washington St	Mix of 2-Hour and Unregulated	only	29	regulations		

Est. # of Change to 2-Hour Spaces	Street Portion	Estimated Count	Notes
Existing 2-Hour			PARKING LOTS NOT INCLUDED
			some of which also includes EP
	Woburn St	52	parking
	Chute St	8	
	Sanborn St	13	
			some of which also includes EP
	Haven St	97	parking
			41 of which includes EP parking
	High St	72	(former leased spaces)
			17 of which includes EP parking
	Lowell St	36	(cobblestone area)
	Main St	44	
			a majority of which also includes
	Pleasant St	21	EP parking
	Ash St	12	
	Lincoln St	3	
			a majority of which also includes
	Chapin Ave	8	EP parking
	Gould St	15	Includes EP parking
Existing Total		381	
Proposed 2-Hour Parking Changes			
	Ash Street	12	
			Would also allow all day parking
	Chapin Avenue	6	w/ EP
			Would also allow all day parking
	Vine/High Street	55	w/ EP
	High Street	-16	
Proposed Total		57	
Total		438	14.97% increase

	On-Street Resident Permit Parking - PARC Proposed Recommendations						
Street Name/Location	Existing Regulation(s)	Proposed Regulation(s)	Approx. Space Count	Notes			
High St SOUTH							
SIDE/Depot Parking -		Change 16 spaces to					
between Woburn St and	Resident Only 6:00-10:30AM, Unregulated	Resident 6:00-9:30,		This area needs to be watched carefully for evolving			
Washington St	after; 16 spaces designated as 2-Hour.	Unregulated after	16	needs.			
		Resident Only from 6-					
		9:30AM for north half of					
		street (up to Postmark					
		where commercial					
Sanborn St - between		business is in operation),					
Woburn St and Haven St	2-Hour	Unregulated after	13				

Est. # of Change to Resident Spaces	Street Portion	Estimated Count	Notes
Existing Resident Only			
	Green St	21	
	Gould St	5	Required to maintain
	Linden St	20	
	Bancroft Ave	6	
	Chute St	6	
	High St	141	42 licensed MBTA spots (recommended change)
	Lincoln St	180	
	Prescott St	36	
	Washington St	40	
	Wenda St	12	
	Woburn St	27	
	Fulton St	4	
	Crosby Rd	15	Cant manage two-sided parking
Existing Total		513	
Proposed Resident Only Parking Changes			
	Vine/High Street	-55	Proposed as EP/2-Hour Parking
	High Street	16	
			To help with multi-family units that have no dedicated
	Sanborn Street	9	parking
Proposed Total		-30	
Total		483	5.85% loss

Pu	Public Parking Lots - PARC Proposed Recommendations					
Parking Lot	Existing Regulations	Proposed Regulations	Approx. Space Count	Notes/To Be Discussed		
Brande Court CVS Rear	Mix of 4-Hour and All Day w/ EP. NO overnight. 4-Hour. NO overnight.	Two kiosks at each lot. One Hour and below free (once per day); \$1 per hour for 1-4hrs; \$5 per hour for hours over 4hrs. Unregulated after 5:00PM.	85	Pricing scheme to mitigate impact to short-term users while also disincentivizing very long-term parking. Expand LPR policy to ensure user privacy. Establish Parking Benefit District (or similar) to reinvest revenue into area.		
CVS Front	2-Hour/30min	No Changes	25			
Pleasant/Union St Lot	Mix of 2-Hour and 2- Hour Or All Day w/ EP. Police Dpt. Parking Senior Center Business	No Changes	30			
Pleasant St	Mon-Fri. NO					
Center Lot	overnight.	No Changes	30			
	Town Hall business Mon-Thr. Unregulated	Allow Employee Parking Fri-Sun if possible. Overnight to be re- evaluated (see		Could do so through		
Town Hall	after 5:30pm	regulations section)	56	education and awareness.		
Ash Street Lot	2 Hour	No Changes	6			

Permit/Parking Regulations - PARC Proposed Recommendations							
Regulation/Permit	Current Regulation(s)	Proposed Regulation(s)	Notes/To Be Discussed				
Resident Only Permit (aka	Enforced 6:00-10:30am. \$150 for permit,		Allow commuter parking to remain in early hours while opening spaces up slightly earlier				
Reading Community Access)	annually. Free for those		for				
, , , , , , , , , , , , , , , , , , , ,	fronting street with	Change hours to 6:00-	businesses/employees/customer				
	such regulation.	9:30am	S.				
Employee Parking Permit	Enforced 8:30am- 5:00pm Mon-Fri. \$260 for permit, annually. Free to those fronting street with such regulation.	Allow for \$150 to incentive parking in outer areas.	Price effectively for businesses and employees to encourage parking in dedicated areas.				
Overnight Parking	No parking on-street or municipal lots between 1:00am-6:00am	TBD	SB/PTTTF				

A. Kiosks & Handhelds (PARC Recommendation for Funding: \$110k)

				Parki	ng Kios	ks & Ha	andheld E	nforce	ment Dev	ices - Pricin	g by Ver	ndor¹				
	Kio	sks - All Capi	tal & Up-f	ront Costs (ha	ardware,	software	, etc.)			Enforcement	Package	1st Yea	r Total + Co	ntingency	Estimated A	Annual Costs
	Kiosk ²	Add-Ons ³	Shipping	Installation ⁴	O&M ⁵	Training	Total for 4	CC Fee ⁶	Validation ⁷	HandHeld (2)	Software	Kiosk + HH	30% Cont.	1st Yr TOTAL	Kiosk O&M⁵	Enforcemen
IPS Group ¹	\$6,600	\$1,650	\$500	\$300	\$1,100	\$950	\$44,400					\$44,400	\$13,320	\$57,720	\$950/visit	
JTC 14 1/ 1	46.045	4500	4425	4200	64.245	40	422.4.40					422.440	40.040	.		
ITS - MacKay ¹	\$6,045	\$500	\$125	\$300	\$1,315	\$0	\$33,140					\$33,140	\$9,942	\$43,082		
ITS - T2 ¹ \$	\$10,946	\$4,000	\$450	\$300	\$2,775	\$0	\$73,884					\$73,884	\$22,165	\$96,049		
arkeon/Flowbird ¹	\$9,200	\$2,400	\$0	\$300	\$750	\$0	\$50,600	\$0				\$50,600	\$15,180	\$65,780	\$1,000	
CWT Quote	\$7,449	\$139	\$0	\$750	\$684	\$0	\$36,086	\$0				\$36,086	\$10,826	\$46,912	\$4,000	
Strada Quote	\$6,799	\$139	\$0	\$750	\$684	\$0	\$33,488	\$0				\$33,488	\$10,046	\$43,534	\$4,000	
VenTek ¹ \$	\$14,570	\$2,200	\$0	\$300	\$2,470	\$0	\$78,160	\$0.04	\$3,000.00	\$4,000		\$82,160	\$24,648	\$109,808	\$4,000	
VenTek Quote	\$6,100	\$995							TBD	\$5,800	\$12,200					

¹Vendors vetted and selected by MAPC as part of their Collective Procurement Contract / Prices listed are from price sheet negotiated with MAPC, represented my initial best-guess of what we want

²Assumptions: Kiosks will be Multi-Space, Pay-By-Plate, Solar-Powered w/Cellular Communication, and will accept App/Bills/Coins/Cards

Add-Ons vary by vendor, but generally are hardware features that do not come with basic model, such as contactless antenna, higher watt solar panel, bill acceptance, key pad, EMV (chip) card reader, coin canisters, custom wraps, etc. TBD.
Installation can be by Town staff or vendor, will include pouring of concrete pad and some assembly. Vendor installation fee also often includes training, etc.

⁵O&M calculated for 1st year. Varies by vendor, but may include software license, data collection/download options, wireless fee, additional warranty, optional maintenance, customized marketing, software add-ons such as validation codes, etc. / Annual O&M varies by vendor but may include 24/7 software support, estimated maintenance, etc.

⁶Mobile App Fees, Cellular Fees and Transaction Fees for Credit Card processing vary by vendor but are nominal (\$0.05 to \$0.50) and are often passed on to end-user. TBD as part of contract.

Validation packages include a set-up fee and an annual monitoring fee based on # of merchants who use it. VenTek charges \$500 per 5 merchants.

Transaction Fees ⁶ - Mobile App, Cellular, Credit Card								
		Transaction Fees						
Mobile App	App Fee	App Fee Cellular Fee CC Fee Total Notes						
PayByPhone	typi	ically \$0.05-\$	0.50		working	w/vendo	r on details	
Flowbird		all inclusive		\$0.35	w/CWT	or Strada	model only	

⁶Mobile App Fees, Cellular Fees and Transaction Fees for Credit Card processing vary by vendor but are nominal (\$0.05 to \$0.50) and are often passed on to end-user. TBD as part of contract.

1. Why Solar?

- Installation and operation costs are lower
- Can be moved if needed
- CVS Lot does not have electrical conduit/hookup
- Solar not as reliable as hard-wired in winter, but newer models are better
- Costs less (only slightly) than hard-wired kiosks

2. How guickly will kiosks pay for themselves?

While the primary goal of implementing paid parking is to influence user behavior and generate a healthy balance between use and availability of spaces, the potential revenue stream is not insignificant. Based on initial revenue projections prepared by Nelson Nygaard, a conservative calculation reveals that the CVS Lot (58 spaces) and the Brande Court Lot (86 spaces) could generate enough revenue within 1-3 years to pay back the total cost of 4 VenTek kiosks, and to cover annual operational costs, as priced above.

B. Mobile App Package (\$ Included Above)

Parking Apps in this area include: PayByPhone (MBTA, Arlington, Waltham); ParkMobile (Somerville); PassportLabs (Boston, Cambridge, Salem), etc. Given that we are an MBTA community, I have begun conversations with PayByPhone. After a presentation by Parkeon/Flowbird in early April, the Flowbird App also seems compelling. Kiosks can generally handle more than 1 app, so if we go with Parkeon kiosks (either CWT or Strada), my initial recommendation would be that we contract for the Flowbird App and PayByPhone App. Contracts may include a small start-up fee (~\$300) paid for by the Town and then a nominal per-transaction fee, which is often passed through to the end user.

C. 3rd Party Vendor to Interface between Kiosk, Mobile App, Enforcement Devices (\$ Included Above)

A 3rd party vendor is sometimes required to enable the Kiosk, Mobile App and Enforcement Devices to speak to one another. Contracts may include a small start-up fee (~\$300) paid for by the Town and then a nominal per-transaction fee, which is often passed through to the end user. I am still working out the details of this, but initially it seems the Flowbird App was built with the ability (API) to communicate with all devices. More information to come.

D. Enforcement Technology (~\$ Included Above)

Vehicle-Mounted Devices

The Police Department currently has 1 License Plate Recognition (LPR) device that is programmed for vehicle registration enforcement, not parking enforcement. The PD was recently quoted \$50,000 by PassportLabs to get an LPR device for parking enforcement (details to follow). Presumably, this device would need wireless communication capability, and need to be programmed to speak with the App and Kiosk, which would be a separate contract(s).

Handheld Enforcement Devices

A less expensive, and more flexible, enforcement option is the handheld device. Of the kiosk vendors pre-selected by MAPC, only VenTek offers a handheld device – we were quoted \$5,800 for 2 of them, and \$12,200 for the software package. Staff are working to get pricing from other vendors.

E. <u>Data Retention & Security</u>

Data retention and security – for data collected by both the kiosks and the mobile apps – will be important to understand as kiosk users will be required to plug in their license plate number, and may also use a credit card to pay.

In conversations with kiosk vendors to-date, we have learned the following: credit card data is stored as last 4 digits; license plate data can be masked with unique identifiers. Back-office reporting showing utilization/occupancy trends does not include license plate information, and there is no way for non-PD staff to access the license plate information. The PD has a privacy policy in place currently, that can be amended as needed to account for the implementation of kiosks. What the companies themselves retain/share, and for how long, is still being understood, and discussions with mobile app companies like PayByPhone are pending. More information to come.

F. Insurance

Initial communications with the Town's Business Manager and our insurance provider indicate that the equipment described herein can be covered by the Town's existing insurance policy.

G. Appearance

Parkeon/Flowbird Models

Strada CWT





VenTek Model (offers custom wrap options)



Group 1





Amendment Number: 2022-5

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2:

Section 3:

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- Chute Street: Converting the 2-Hour Regulation to Employee Permit parking on Chute Street from 42 Chute Street to Woburn Street

Amend Article 12.1 to Enact: Pursuant to Article 5.2.1: parking on Chute Street on the westerly side of Chute Street between 42 Chute Street and Woburn Street shall be subject to the Downtown Business District Employee Permit Parking Restrictions.

This portion of Chute Street is just untside of Chris' radius.

Effective Date: This act shall take effect upon its passage and the pr	ovisions above shall not expire
Select Board:	
	_
	_
	 -
	-
Date Signed:	





Certification of A	mendment:	
The Town Clerk certifies that Amendment Number Select Board of the Town of Reading through an offic The Amendment was	al vote occurring during a publ	ic bearing held on
Town Clerk	=:	
Town Corporate Seal		





Amendment Number: 2022-6

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2:

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- Gould Street: Amend 2- hour with employee parking to 2- hour only parking.

Amend Article 12.1 to Enact: Pursuant to Article Pursuant to Article 5.4.1.1: 16 spaces on the north side and south side of Gould Street heading westward starting from the 16 Gould Street boundary line to Haven Street shall be subject to the Downtown Business District Two Hour Parking Restriction.

This portion of Gonld street is just outside of Carlo's radius.

Effective Date: This act shall take effect upon its passage a	and the provisions above shall not expire.
Select Board:	
Date Slaned:	





Certification of A	mendment:	
The Town Clerk certifies that Amendment NumberSelect Board of the Town of Reading through an office The Amendment was	al vote occurring during a nul	ilic hearing held on
Town Clerk	_ .	
Town Corporate Seal		





Amendment Number: 2022-7

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2:

Section 3:

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- Sanborn Street:

Amend Article 12.1 to Enact: Pursuant to Article 5.2: a valid Resident Parking Permit shall be required to park lawfully on the westerly side of Sanborn Street between Woburn Street to the southern end of 16 Sanborn Street Driveway from 6:00 AM to 9:30 AM Monday through Friday.

his act shall take effect u	pon its passag	ge and the pro	ovisions abov	e snall not expire
elect Board:				
			=	
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Certification of A	mendment:	
The Town Clerk certifies that Amendment Number _ Select Board of the Town of Reading through an offici The Amendment was	al vote occurring during a pub	lic hearing held on
Town Clerk	-	
Town Corporate Seal		





Amendment Number: 2022-10

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment: Amend Article 12.1 Public Ways - Convert Resident Parking Permit to

Employee Parking Permit

Section 2:

Proposed Amendment: Convert 42 marked spaces on Vine Street from Resident Parking Only to Employee Permit Parking (2 hour or Employee Permit)

Amend Article 12 to Enact: Pursuant to Article 5.2.1 Covert the 42 marked spaces on the West Side of Vine Street from High Street to the end of 120 Vine Street to Downtown Business District Employee Parking Restrictions.

No-th of Woburn St. so Chris Should be OK.

ection 3: fective Date: his act shall take effect upon its passage and the provisions above shall not expire.
elect Board:
ate Slaned:





Certification of	Amendment:
The Town Clerk certifles that Amendment Number Select Board of the Town of Reading through an offi The Amendment was	Cial Vote occurring during a public beaming held an
Town Clerk	
Town Corporate Seal	





Amendment Number: 2022-12

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2:

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- Lowell Street: Change 2-hour parking only to Downtown Employee Parking Regulations (2 hour or employee parking).

Amend Article 12.1 to Enact: Pursuant to Article 5.2.1: the marked parking spaces on the northerly side of Lowell Street from Main Street to Highland Avenue shall be subject to the Downtown Business District Employee Parking Restrictions.

ection 3: ffective Date: his act shall take effect upon its passage and the provisions above shall not expire.
elect Board;
eate Signed:





Certification of Amendment:		
The Town Clerk certifies that Amendment Number _ Select Board of the Town of Reading through an offic The Amendment was	ial vote occurring during a nub	ic hearing held on
Town Clerk		
Town Corporate Seal		





Amendment Number: 2022-13

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2:

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- Harnden Street: Convert 5 spaces on Harnden from 2-hour only parking to Employee Parking Regulation (2 hour or employee).

Amend Article 12.1 to Enact: Pursuant to Article 5.2.1: parking on Harnden Street between Union Street and Pleasant St, on the west side, shall be subject to the Business District Employee Parking Restriction.

Effective Date: This act shall take effect upon its passage and the property of the property o	rovisions above shall not expire.
Select Board:	
	
Date Signed:	





Certification of Amendment:		
The Town Clerk certifies that Amendment Number Select Board of the Town of Reading through an office The Amendment was	ial vote occurring during a publ	ic hearing held on
Town Clerk	_	
Town Corporate Seal		





Amendment Number: 2022-14

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2:

Section 3:

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- Haven Street: Change 2 hour parking only to Employee Parking Permit (2 hour or Employee parking).

Amend Article 12.1 to Enact: Pursuant to Article 5.2.1: Haven Street on the east side of Main Street to Village Street, shall be subject to the Downtown Business District Employee Parking Restriction.

Effective Date: This act shall take effect upon its passage and the provisions above shall not expire. Select Board:		
Date Signed:		





Certification of Amendment:		
The Town Clerk certifies that Amendment Number	ial vote occurring during a publi	c hearing held on
Town Clerk	м	
Town Corporate Seal		

Group 2





Amendment Number: 2022-8

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment – Amend of Article 12.1 Public Ways – Convert 16 Space at the Section of Depot on the High Street Side from 2- Hour Only to Resident Permit Required to be in uniformity with rest of the Depot.

Section 2:

Proposed Amendment - Pursuant to Article 12.1 Street to be amended- High Street:

Amend Article 12.1 to Enact: Pursuant to Article 5.2: a valid Resident Parking Permit shall be required to park lawfully between the hours from 6:00 AM to 9:30 AM Monday through Friday on the west side of High St between Woburn Street and Washington Street.

High St. within 300

Effective Date: This act shall take effect upon its passage and the provisions above shall not expire.		
Select Board:		
Date Signed:		





Certification of A	mendment:	
The Town Clerk certifies that Amendment Number _ Select Board of the Town of Reading through an office The Amendment was	al vote occurring during a pub	lic hearing held on
Town Clerk	_	
Town Corporate Seal		





Amendment Number: 2022-9

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

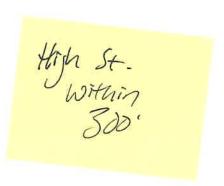
Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2:

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- High Street: Convert 13 Spaces on High Street Resident Permit Only regulation to 2-Hour or Employee only parking. Will be uniform with the other marked spaces in that area.

Amend Article 12.1 to Enact: Pursuant to Article 5.2.1: Pursuant to Article 5.2.1: Convert the 13 most northern marked spaces on the west side High Street shall be subject to the Downtown Business District Employee Permit Parking Restrictions.



Section 3: Effective Date: This act shall take effect upon its passage and the provisions above shall not expire.		
Select Board:		
	•	
	•	
Date Signed:		





Certification of A	mendment:	
The Town Clerk certifies that Amendment Number Select Board of the Town of Reading through an offici	al vote occurring during a publi	by the
The Amendment was	through a vote of	in favor and
Town Clerk	-	

Town Corporate Seal





Amendment Number: 2022-11

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- Woburn Street: Change 2hr spaces only on Woburn Street to 2hr or employee parking.

Amend Article 12.1 to Enact: Pursuant to Article 5.2.1: parking on Woburn Street on the northerly side from Sanborn St at Woburn Street to 107 Woburn Street shall be subject to the Downtown Business District Employee Permit Parking Restrictions (2-Hour or Employee).

Pursuant to Article 5.2.1: parking on Woburn Street on the on the southerly side from Sanborn Street at Woburn Street to 84 Woburn Street shall be subject to the Downtown Business District Employee Permit Parking Restrictions (2-Hour or Employee).

Within 300'

Effective Date: This act shall take effect upon its passage and the provisions above shall not expire.		
Select Board:		
Date Signed:		





Certification of A	Amendment:
The Town Clerk certifies that Amendment Number _ Select Board of the Town of Reading through an office The Amendment was	cial vote occurring during a public hearing held or
Town Clerk	

Town Corporate Seal





Amendment Number: 2022-15

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment – Enact Article 5.20

Section 2:

Proposed Amendment – Paid parking within municipal lots.

Amend Article 12 to Enact: Article 5.20: To allow paid parking within certain municipal lots within the Town of Reading. Up to an hour is free if patron stays for an hour or less; up to 4 hours is \$1/hour; over 4 hours is \$5/hour.

Pursuant to the approval of Article 5.20, Article 12 will be amended to enact article 5.20 into the Upper Municipal Lot and the Brande Court Municipal Lot.

Brance Cot. Within 300'

Section 3: Effective Date: This act shall take effect upon its passage and the provisions above shall not expire		
Select Board:		
Date Signed:		





Certification of A	Amendment:
The Town Clerk certifies that Amendment Number _ Select Board of the Town of Reading through an offic The Amendment was	ial vote occurring during a public hearing held on
Town Clerk	_
Taura Camanata Saal	

Town Corporate Seal

Group 3





Amendment Number: 2022-4

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment - Amend of Article 12.1 Public Ways

Section 2:

Proposed Amendment – Pursuant to Article 12.1 Street to be amended- Ash Street: 2 hour parking or Employee Permit Parking regulations on unregulated area of Ash Street.

Amend Article 12.1 to Enact: 5.2.1 Employee Parking Sticker -Downtown Business District

Pursuant to Article 5.2.1: Parking on the following area on Ash Street shall be subject to the Two-Hour or All Day with Employee Permit parking within Downtown Business District Parking Restriction: the twelve parking spaces on the easterly side of Ash Street in the area between northernmost intersection with Main Street to Green Street.

Hon St-Within 300'

Section 3: Effective Date: This act shall take effect upon its passage	ge and the provisions above shall not expire.
Select Board:	
S eel	
X 	
P	-11

Date Signed:





Certification of A	mendment:	
The Town Clerk certifies that Amendment Number _ Select Board of the Town of Reading through an offic The Amendment was	ial vote occurring during a pub	lic hearing held on
Town Clerk	_	
Town Corporate Seal		

Group 4





Amendment Number: 2022-2

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment – Amend of Article 5.2 Reading Community access Stickers- Residents Only. Changing regulation times from 6am-10:30am to 6am-9:30am.

Section 2

Proposed Amendment - Pursuant to Article 5.2:

Amend Article 5.2 to Enact: Notwithstanding the exceptions detailed in Article 5.2.1 below, between the hours of 6:00 AM and 9:30 AM, parking on designated streets and parking lots in and around the Reading Train Depot will be authorized by permit only, excluding Saturdays, Sundays and holidays. Areas to which this Article has been applied are listed under Article 12.

Section 3: Effective Date: This act shall take effect upon its passage and the provisions above shall	not expire.
Select Board:	
	Resident Only in Both Aracis
Date Signed:	





Certification of A	mendment:	
The Town Clerk certifies that Amendment Number Select Board of the Town of Reading through an offici The Amendment was	al vote occurring during a publ	Ic hearing held on
Town Clerk	-	
Town Corporate Seal		





Amendment Number: 2022-16

Date Filed: April 15, 2022

Filed By: TSO Michael Scouten

On Behalf of: PARC Proposed Recommendations

Section 1:

Purpose of Amendment – Amend of Article 5.4.1.2 Thirty Minute Parking - Downtown Business District. From 9AM-9PM Monday through Saturday to the Downtown Business Hours 8AM-5PM.

Section 2:

Proposed Amendment - Pursuant to Article 5.4.1.2:

Date Signed:

Amend Article 5.4.1.2 to Enact: No person shall park a vehicle between the hours of 8:00 AM and 5:00 PM on Mondays, Tuesdays, Wednesday, Thursdays, and Fridays for a period longer than thirty minutes on any one of the streets or parts of streets as listed under Article 12.

Section 3:

Effective Date:
This act shall take effect upon its passage and the provisions above shall not expire.

Select Board:

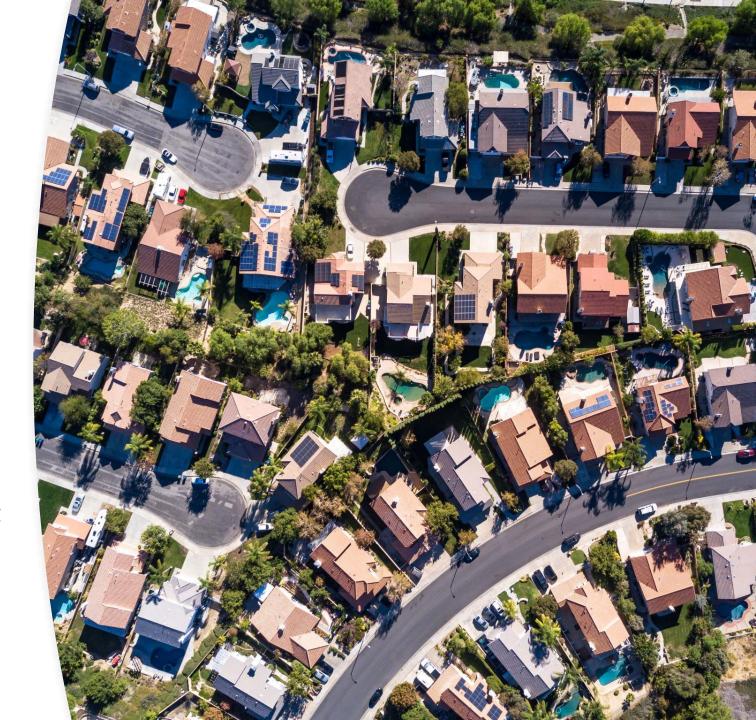




Certification of Amen	
The Town Clerk certifies that Amendment Number	ote occurring during a public hearing held on
own Clerk	

Oakland Road Town-Owned Property Potential Ideas

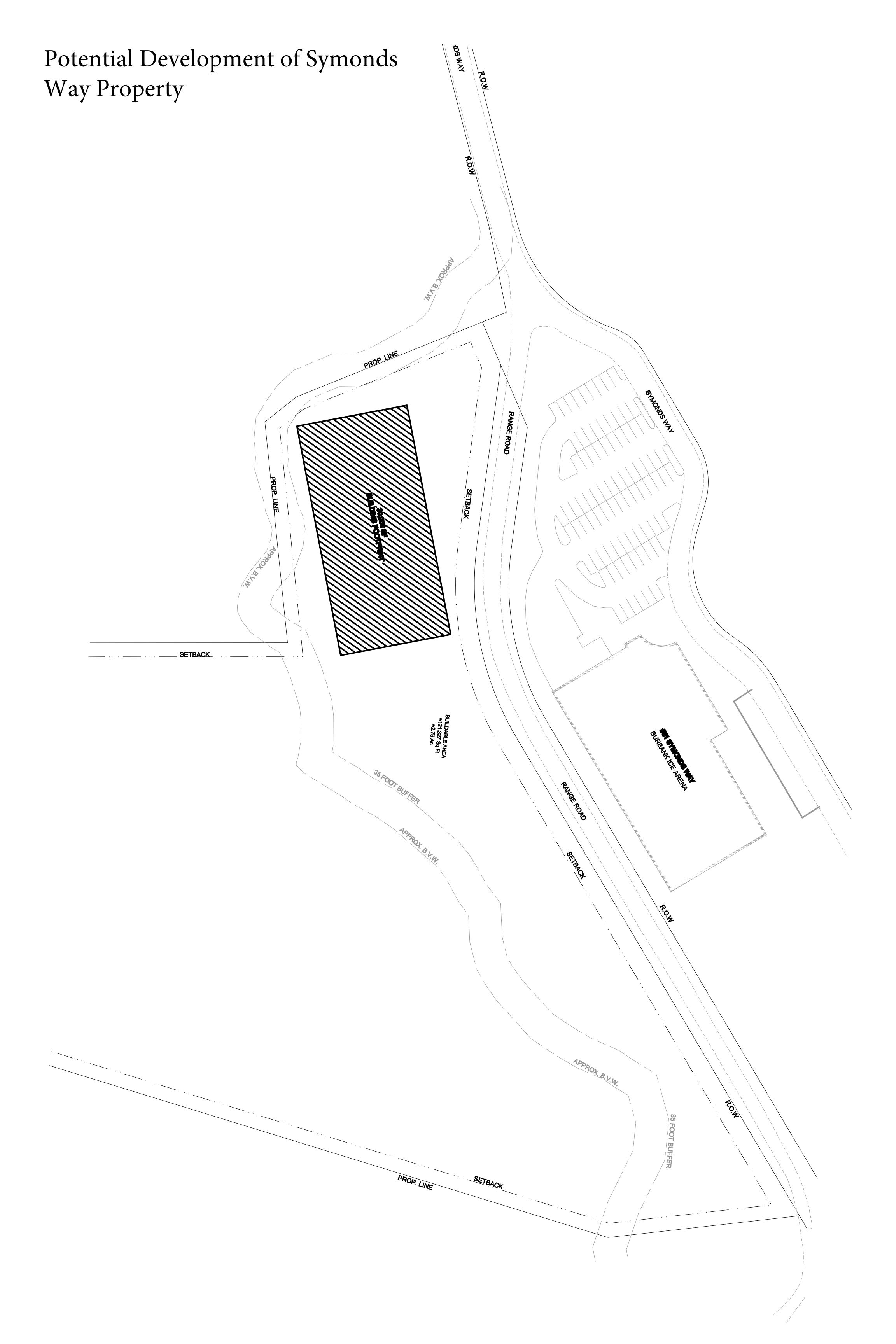
- Reading Housing Authority has shared that there is a long waitlist for senior housing.
- In our public forums through ReCalc, we have heard the extraordinary need to have affordable housing for seniors in Reading.
- The Oakland Road property might provide a location to build age restricted affordable housing.
- Recommend partnering with Reading Housing Authority to explore the possibility, including architectural drawings, community engagement and meeting with abutters.
- Reading Housing Authority might build the properties and manage them in the future.



Lynnfield Example – Colonial Village

- Colonial Village was built by non-profit; no public funds used for the development or operation of the corporation or villages.
- Occupants must be at least 58 years of age and come from the waiting list. Waiting list is comprised of current or former Lynnfield residents.
- Colonial Village has a clubhouse located on site as an adjunct to the occupants unit. The clubhouse is used by residents without fee for sanctioned activities.
- 4. The "Village" is comprised of 12 townhomes clustered in groups of 2 or 3 units, each unit approximately 1,975 square feet in size. All units have their own private entrance and garage, allowing residents the privacy of being in a single family home, but all of the amenities within a condominium community.





PROCLAMATION

ARBOR DAY

Whereas,	In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and	
Whereas,	This holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and	
Whereas,	Trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and	
Whereas,	Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and	
Whereas,	Trees in our Town increase property values, enhance the economic vitality of business areas, beautify our community, and wherever they are planted are a source of joy and spiritual renewal; and	
Whereas,	Reading has been recognized as a Tree City, U.S.A. by the National Arbor Day Foundation for over 30 years, and desires to continue its tree-planting ways.	
Now, therefore, we,	The Select Board of the Town of Reading, Massachusetts do hereby proclaim April 29, 2022 as Arbor Day in the Town of Reading and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and plant trees to gladden the heart and promote the well being of this and future generations.	
	THE SELECT BOARD	

Select Board Liaison Assignments

effective May 2022

Projects & Ad Hocs	
PARC	Chris
RAAC	Chris & Mark
ReCalc	Mark
Killam School	Karen

#	
2	Chris & Jackie
2	Karen & Chris
1	Chris
2	Karen & Jackie
1	Chris
1	Carlo
2	Mark & Jackie
1 or 2	Jackie & Karen
1	Jackie
1	Karen
1	Carlo
1	Chris
1	Chris
1	Carlo
1	Carlo
1	Carlo
1	Jackie
1	Chris
1	Karen
1	Jackie
1	Mark
1	Mark
	2 2 1 2 1 1 2 1 or 2 1 1 1 1 1 1 1 1 1 1

Public Services	#	
Community Services		
Council on Aging & MVES	1 or 2	Karen & Mark
Board of Health	1 or 2	Jackie & Carlo
Recreation Committee	1 or 2	Carlo
Cust. of Soldiers & Sailors Graves	1	Carlo
Community Development		
Economic Development	1 or 2	Karen & Carlo
MAPC	1	Karen
CPDC	1 or 2	Jackie & Carlo
Zoning Board of Appeals	1 or 2	Jackie
Historical	1 or 2	Carlo
Historic District Commissions	new	Chris
Conservation Commission	1 or 2	Karen
Reading Housing Authority	1	Jackie
Public Safety		
Public Safety department	1 or 2	Chris & Mark
The Coalition	1	Mark

Facilities		
Permanent Building Committee	1 or 2	Mark
Public Library		
Library Trustees	1 or 2	Karen & Carlo
Public Works		
Public Works department	1	Karen
Board of Cemetery Trustees	1	Chris
MWRA Advisory Board	1	Jackie
Trails Committee	1	Jackie
Town Forest Committee	1	Mark

	Assignments	
Chris	12	
Jackie	12	
Karen	12	
Carlo	12	
Mark	10	

Select Board Minutes 4/19

Town Clerk Laura Gemme started the meeting off explaining the training and guidelines every member must do yearly.

Reorganization

Town Manager Fidel Maltez opened the floor for nominations for Chair.

Haley nominated Dockser for chair. Herrick seconded this.

With no other nominations for chair, the board voted 5-0 for Dockser as chair.

Dockser took over the meeting and opened the floor for nominations for vice chair.

Bacci nominated Haley for Vice Chair. Herrick seconded this.

Dockser nominated Herrick for Vice Chair. McCarthy seconded this.

Haley made a statement of why he would like to be Vice Chair and then Herrick did the same.

A public comment from Karen Janowski noted that this seems out of precedent to have Herrick as Vice Chair when she was just Chair and is in her last year of her term

The board took a vote on Haley for Vice Chair with the following results:

JM - no; MD- no; KH- no; CH- yes; CB- yes

The board took a vote on Herrick for Vice Chair with the following results:

JM – yes; MD- yes; KH- yes; CH – no; CB – no

Dockser made a statement about how he hopes as his new role of chair to help bridge the divide in the town.

Dockser opened the floor for nominations for secretary.

Herrick nominated Haley for secretary.

Herrick nominated McCarthy for secretary.

The board voted 5-0 for Haley as secretary.

Public Comment

Bill Brown made a public comment to say he does not appreciate his name being dragged in the mud over a comment he made that was taken out of context.

Nancy Docktor commented that it doesn't matter if someone is in their last term to be vice chair, that this practice is only practice with the chair.

PARC Presentation

PARC called to order at 7:35 PM and gave a full presentation to the board on their recommendations for downtown parking regulations. The presentation can be found on the town website in the Select Board meeting packet.

The recommendations were received and a few comments from the audience included questions about enforcement, handicap parking, special rates for the elderly and some questions surrounding the specifications of the kiosks and prices of tickets.

The board decided to digest all the information and postpone the vote until their next meeting.

Haley moved to continue the hearing until May 3rd, 2022 at 7:45 PM. The motion was seconded by Herrick and approved with a 5-0 vote.

Extending PARC

The PARC committee needs to have their sunset date extended until the board votes.

Haley moved that the board extend the sunset date of the Parking Advisory and Recommendations Committee to July 31, 2022. The motion was seconded by Dockser and approved with a 5-0 vote.

The PARC committee adjourned at 9:07 PM.

Trails Committee

The board was asked to remove a trails committee member due to absence.

Haley moved to remove board member Susan Churchill from the Trails Committee. The motion was seconded by Bacci and approved with a 5-0 vote.

New Process for BCC's to request funds

In a new process being set up, boards and committees can come to the Select Board and request funds. Prior to this, a few boards had their own small budget each year.

Jonathan Barnes of the Historical Commission commented that they were never notified of this change and their input was never asked for. Historical Commission is a board that had an annual budget each year and they would prefer to keep it that way.

A few board members noted they would be in favor of keeping the budgets that current boards have and putting this new process in place for boards and committees that do not already have budgets.

Haley moved to approve the process for BCC's to request funds from the Select Board Reserve Fund as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

Water/Sewer Rates

Town Manager Fidel Maltez gave the board a presentation about water and sewer rates which the board will need to set.

Maltez presented 3 options which included using various amount of money from ARPA funds and the reserves. The board leaned towards option 2 but using \$750K from ARPA and \$550K from reserves. The board compromised and suggested doing \$650K from each fund instead.

The board will proceed to vote at a future meeting.

Bacci leaves the meeting due to discomfort on his shoulder from a recent surgery.

Loss of Revenue Election for ARPA Funds

Town Accountant Sharon Angstrom explained Reading must make a decision if the Town wants to use the standard allowance for revenue loss. This decision must be made by April 30th. It is a one-time option, and the first filing is due April 30th. The Select Board should make the decision to use the standard allowance for revenue loss or not.

Haley moved to adopt the standard revenue loss allowance for the ARPA funds up to the full amount of the grant. The motion was seconded by McCarthy and approved with a 4-0 vote.

Town Manager Goals

Maltez gave the board a presentation of goals which can be found in the Select Board packet.

<u>Liaison Assignments</u>

The board was presented with a draft of liaison assignments for each of them. The board is going to give feedback to the Town Manager's office next week for the Select Board meeting on May 3rd.

<u>Liaison Reports</u>

Herrick thanked the Conservation Commission volunteers and noted they got an update on the community gardens. School Committee formed a committee to name the track; they will come to the Select Board with that later.

Dockser reported the Council On Aging is very active right now. RECALC had two public forums well attended and are meeting again tomorrow. COA is interested in reaching out to the 60+ community post covid to discuss what's going on.

Town Manager Report

Maltez noted that Town Staff is making final preparations for Town Meeting. Town Staff put a couple of information videos up on the Town's website to help people understand articles before town meeting begins.

Future Agendas

The board discussed future agenda topics, along with hosting a retreat.

Minutes

Haley moved to accept the meeting minutes of March 22nd, 2022 as presented. The motion was seconded by Herrick and approved with a 3-0-1 with McCarthy abstaining.

Haley moved to adjourn at 10:45 PM. The motion was seconded by Herrick and approved with a 4-0 vote.



2022	DRAFT - SELECT BOARD AGENDAS		2022
		Staff	Estimated
4/28/2022		Responsibility	start time
May 3, 2022		Tuesday	
	Overview of Meeting	Dockser	7:00
	SB Liaison & Town Manager Reports	Board	7:05
	Public Comment	Board	7:15
Public Hearing	New Liquor License Application: Reading Foods (dba Half & Half) 607 Main St	Maltez	7:30
Public Hearing - Continued	Vote on PARC Recommendations	Haley	7:40
	Discuss Process, Needs, and Priorities for Land Use, Symonds Way and Oakland Road	Board	8:40
	Discuss Member to Represent Select Board at	De and	0.00
	Reading's Memorial Day Celebration	Board	9:00
	Arbor Day Proclamation	Board	9:05
	Vote on Select Board Liaison Assignments	Board Board	9:10 9:15
	Discuss Future Agendas	Board	
Executive Session	Approve Meeting Minutes	Maltez	9:20 9:30
Executive Session	Vote to Approve Collective Bargaining	Maitez	9:30
	Agreement (AFSCME Local 1703, Engineers		
	Bargaining Unit)		
May 5, 2022	Annual Town Meeting IV	Thursday	
May 17, 2022		Tuesday	
Wiay 17, 2022	Overview of Meeting	Dockser	7:00
	SB Liaison & Town Manager Reports	Board	7:05
	Public Comment	Board	7:15
	Discuss/Vote on FY23 Non-Union Classification	Doard	7.13
HEARING	& Compensation Schedules	Maltez	7:30
HEARING	Vote Water & Sewer Rates	Maltez	7:45
	Vote on Town and School Requests for ARPA Funds	Maltez	
	Town Accountant Quartertly Update	Angstrom	
	Discuss/Vote on Regional Affordable Housing		
	Inter Municipal Agreement	Mercier	
	Discuss and Plan Juneteenth Holiday	Board	
	National Public Works week proclamation	Kinsella/Cole	
	Presentation & Vote to endorse Open Space & Rec Plan Update	Julie/Chuck	
	Discuss Future Agendas	Board	
	Approve Meeting Minutes	Board	
	VASC meetings TBA		
May 31, 2022		Tuesday	

2022	DRAFT - SELECT BOARD AGENDAS		2022
		Staff	Estimated
4/28/2022		Responsibility	start time
	Discuss email policy for Volunteer		
	Board/Committee Members	Board	
June 14, 2021		Tuesday	
, , ,	Vote to Approve Town Personnel Policy and SB	J	
	Policies: Article 6 Personnel Related Policies (if		
HEARING	ready)	Donahue	
June 28, 2022	reaay)	Tuesday	
June 20, 2022		Tuesday	
Il., 10, 2022		T1	
July 19, 2022		Tuesday	
4 0 0000		m 1	
August 9, 2022		Tuesday	
		Im -	
August 30, 2022		Tuesday	
September 6, 2022	State Primary Election	Tuesday	
September 13, 2022		Tuesday	
September 20, 2022		Tuesday	
	Vote to Close Subsequent Town Meeting		
	Warrant		
October 11, 2022		Tuesday	
,		·	
October 25, 2022		Tuesday	
2 222 22 22 22 22 2		Santaniello &	
		Board of	
HEARING	Tax Classification	Assessors	
HEARING	1 ax Classification	Assessors	
November 8, 2022	State Election	Tuesday	
11070111001 0, 2022	State Election	Tucsuay	
November 14, 2022	Subsequent Town Meeting I	Monday	
14, 2022	Subsequent Town Meeting I	Monday	
Name 15 2022		T1-	
November 15, 2022		Tuesday	
November 17, 2022	Subsequent Town Meeting II	Thursday	
November 17, 2022 November 21, 2022	Subsequent Town Meeting III	Monday	
November 21, 2022	Subsequent Town Meeting III	Monday	
November 22, 2022		Tuesday	
November 22, 2022		Tuesday	
N 1 20 2022	C. L A.T	N/ I	
November 28, 2022	Subsequent Town Meeting IV	Monday	
December 6, 2022		Tuesday	
	Vote to Approve Licenses (delegated to Town		
	Manager's Office)		
	Vote to Approve Liquor Licenses		
	1 1 1 1	1	1

2022	DRAFT - SELECT BOARD AGENDAS		2022
		Staff	Estimated
4/28/2022		Responsibility	start time
December 7, 2002		Wednesday	
	Town Department FY24 budgets		
December 13, 2022		Tuesday	
	Town Department FY24 budgets		
December 14, 2022		Wednesday	
	Town Department FY24 budgets (if needed)		