



City of Fall River
Massachusetts
City Council

LEO O. PELLETIER
City Councilor

July 25, 2019

Kristen Cantara Oliveira, Chair
Fall River Historical Commission
One Government Center
Fall River, MA 02722

Dear Honorable Members,

At a meeting of the City Council Committee on Real Estate held on July 15, 2019, a discussion was held with those present regarding a request to demolish the building located at 45 Morgan Street. During the meeting it was stated that there is a six month delay on the demolition, due to the building being listed on the Fall River Register of Significant Structures.

I have been in contact with Kevin Santos, the owner of this property. After a conversation with Mr. Santos on July 23, 2019, he stated that he has no interest in attending a meeting to discuss this matter further. He also stated that he has owned this property since 2012 and has worked diligently to explore the possibility of renovating the existing building for either residential apartments or commercial office space. During the time since the purchase of this property, he has applied for and received a variance in 2014, invested over \$100,000.00 in repairs and upgrades of the property and has been working on improving the parking area. Over the years he has worked extensively with engineers, architects and several contractors and he has come to realize that the amount of money needed to renovate this building far exceeds his ability to invest the necessary funds.

After this meeting yesterday, I truly believe that Mr. Santos has exhausted all possibilities for this property and is looking to demolish this property after the expiration of the October 18, 2019 six month demolition delay. If you have any questions in this matter, feel free to contact me at 508-642-3824.

Very truly yours,

Leo O. Pelletier, Chair
City Council Committee on Real Estate

cc: Kevin Santos
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