Introduction

Matthew Boulerice

Local Waterville Resident

Primary Businesses:

- Boulerice Management LLC
- New England Realty Group LLC

Both based in Waterville

(re)Developing Property – Bringing Life Back to Communities

Redeveloping Property – Bringing Life Back to Communities

- **Identifying distressed assets** – often vacant, mismanaged, or distressed properties that negatively impact the neighborhood

- **Creating a vision** – imagine the potential, create a plan, and envision how it can again serve the community

- **Securing the resources** – arranging financing, lining up contractors, and creating a budget

- **Renovation phase** – address structural issues, roofs, electrical/plumbing needs, cosmetic updates, and any code violations

- **Reintroduce** – returning the property back into housing stock through either sale or rental

- **Enhance the neighborhood** – improve curb appeal, reduce blight, and attract further private investment

- **Drive economic growth** – create good-paying jobs, purchase materials and services from area businesses, and stimulate prosperity in the community

- **Focus on people, not just buildings** – ensure the end result benefits residents, strengthens community pride, and builds a healthier local economy

Redevelopment is a Team Effort

- Building a strong team is critical for success
- Real estate industry experts: agents, appraisers
- Financial partners: banks, lenders
- Legal & risk professionals: attorneys, insurance agents, title agents
- Skilled trades: contractors, plumbers, electricians, grounds contractors, engineers, surveyors
- Collaboration with city officials: code enforcement, fire department, planning board, city council

The Importance of All Housing Types

🏠 **Affordable Housing**

Ensures everyone has a safe, stable place to live and strengthens the foundation of the community.

👷 **Workforce Housing**

Supports local employees and families, keeping workers close to jobs and building economic stability.

🏡 **Higher-End Housing**

Attracts professionals, creates upward mobility, and encourages further investment in the community.

Together, these housing types ensure that every income bracket is served — creating a vibrant, diverse, and sustainable community.

80-88 Elm Street - Waterville

Mixed Use | 22 Residential Units | Laundry Mat | Warehouse

Before:
- High vacancy and deferred maintenance.
- Multiple code and life safety violations.

After:
- Created additional clean, affordable, and safe housing stock.
- Improved neighborhood safety and property management response times.

The Elm Street project repositioned 22 residential units and improved safety.

80-88 Elm Street - Waterville

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10 Spring Street - Waterville
5-Unit Multi Family

Before:
• Distressed multi family building that had been vacant for many years.
• Changed hands many times with each owner starting work but never finishing.
• Required significant upgrades: plumbing, electrical, roof, exterior, and cosmetic updates.

After:
• Providing housing for multiple families.
• Improved the look and feel of the neighborhood.

Redevelopment of 10 Spring Street converted a vacant distressed building into 5 housing units.

10 Spring Street - Waterville

10 Spring Street - Waterville

10 Spring Street - Waterville

Additional Spring Street Properties - Waterville

Neighborhood Revitalization

Before:
• Additional distressed & vacant properties along Spring Street.
• Many occupied properties had major deferred maintenance and life safety violations.

After:
• Purchased 5 properties on the same block over 4 years.
• Drastically improved neighborhood presence and quality of life for residents.

Additional Spring Street properties were revitalized, improving the neighborhood's quality of life.

12 Spring Street - Waterville

12 Spring Street - Waterville

12 Spring Street - Waterville

4 Spring Place - Waterville

4 Spring Place - Waterville

4 Spring Place - Waterville

319 Main Street - Waterville

Single Family Housing

Waterville & Surrounding Communities

Before:
- Distressed, unsafe, often vacant homes.
- Nuisance and unsightly properties removed from available housing stock.

After:
- Renovated and returned to available housing stock.
- Improved neighborhood conditions and provided safe housing.

Single-Family Residential

Single-Family Residential

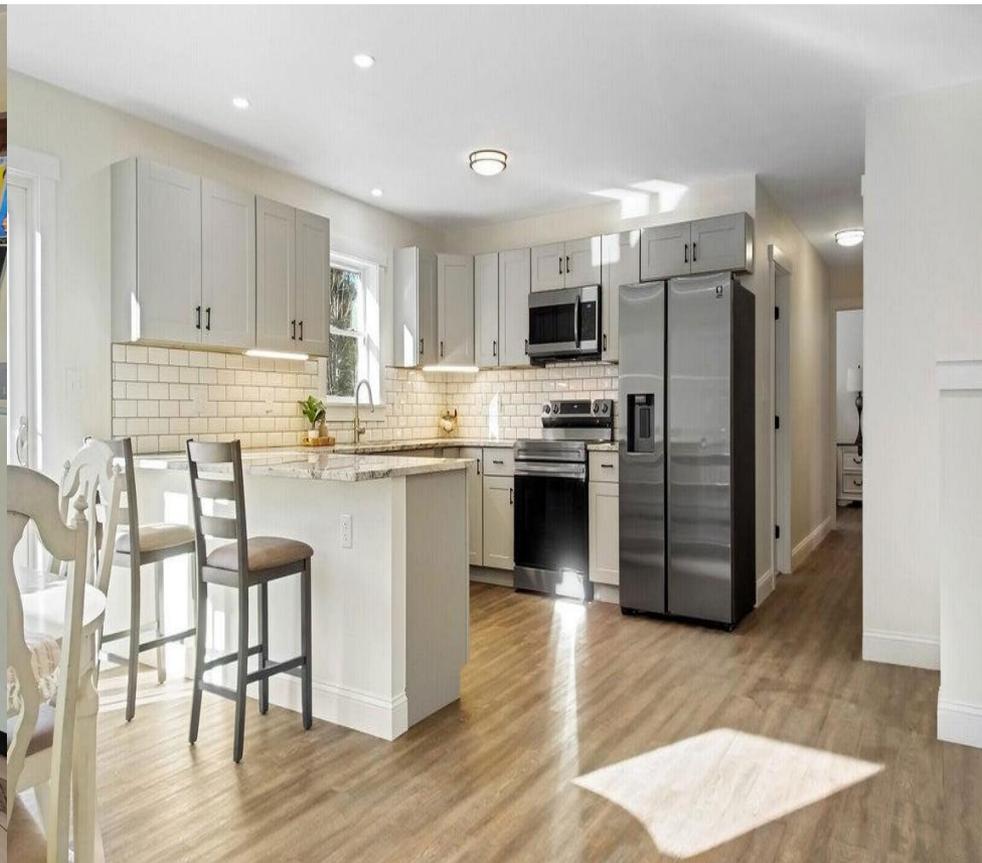# Single-Family Residential

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Closing

As you can see from these projects, revitalizing Waterville isn't just about bricks and mortar — it's about people. Each building we bring back to life adds more than housing or commercial space; it strengthens the fabric of our community.

My approach has always been development with community in mind. Whether it's turning a vacant building into safe, affordable homes, or improving a block so families feel proud to live there, the goal is the same — to make Waterville a better place for everyone.

This city has incredible potential, and I'm committed to continuing this work, one project and one neighborhood at a time. Together, we can keep building a Waterville that is safer, stronger, and full of opportunity.