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NEW BEDFORD REDEVELOPMENT AUTHORITY

CITY CLERKS OFFICE
NEW BEDFORD, MA
2019 OCT -8 P 12:34
CITY CLERK

Date: Tuesday, June 25, 2019

Time: 6:00 P.M.

Location: 133 William Street, New Bedford, MA, 1st Floor – Ashley Room

MEETING MINUTES OF THE NEW BEDFORD REDEVELOPMENT AUTHORITY

Pursuant to the Notice of Meeting (attached), a meeting of the Board of Directors of the New Bedford Redevelopment Authority (NBRA) was held at 6:00PM on June 25, 2019, at 133 William Street, New Bedford, MA, 1st Floor – Ashley Room.

Present:

- **New Bedford Redevelopment Authority Board:** Paul Chasse, David Kennedy, Carol Pimentel
- **Staff:** Tabitha Harkin, City Planner, DPHCD; Kirsten Bryan, Assistant City Planner, DPHCD
- **Guests:** N/A

1. Call to Order

Chair Chasse called the meeting to order at 6:02 PM.

2. Roll Call

Chair Chasse called roll. A quorum was present, enabling a meeting and voting.

3. Approval of Minutes (Vote)

a. May 29, 2019 Meeting Minutes

Mr. Chasse asked for a motion for the approve the minutes. Mr. Kennedy made a motion to accept the minutes, seconded by Ms. Pimentel. With all in favor, the minutes of the May 29, 2019 meeting were approved.

4. Old Business: Review of NBRA-owned Properties

Ms. Kirsten Bryan provided an overview of the inventory of NBRA-owned properties that was conducted last year on behalf of the board. The inventory includes a spreadsheet listing all NBRA-owned parcels by ward and denotes applicable lease agreements, accompanying maps, per ward, identified NBRA-owned parcels.

The NBRA members discussed the materials and Chair Chasse identified some specific questions relative to parcels with associated lease agreements, as well as the overall status of NBRA-owned parcels. Ms. Pimentel inquired about previous inventories conducted, and Mr. Kennedy provided some details relative to a previous inventory that took place a few years prior and explained how the NBRA received ownership of select parcels.

Mr. Kennedy discussed previous developer interest for parcel 53-288. Ms. Tabitha Harkin added that there is currently developer interest in a couple of parcels owned by the NBRA, per item 5b on this evening's agenda. Ms. Harkin identified the parcel 53-288 on Union Street mentioned by Mr. Kennedy in the conversation, and parcels 66-121A and 66-157B abutting the Career Center. Ms. Harkin stated parcel 53-288 had proximity to the South Coast Rail Whale's Tooth platform.

Chair Chasse also inquired about finances associated with the parcels. Mr. Kennedy added that the New Bedford Economic Development Council may have more information about financial records and revenue generated from NBRA-owned parcels as they were handling the archives for these documents at the time.

After continued conversation among the group, Chair Chasse expressed interest in gathering advanced details for certain parcels to learn more about the types of properties in NBRA ownership. In response to an inquiry from the NBRA relative to how the information might be clarified, Ms. Bryan and Ms. Harkin explained that staff would contact the NBRA's attorney and request assistance processing the board's inquiries. The NBRA members concluded that more information about the parcel inventory would be necessary in an effort to make informed decisions.

The NBRA selected more information on the current status of the aforementioned parcels with developer interest, parcels 53-288, 66-121A and 66-157B. Chair Chasse requested a motion to request further investigation on the status of parcels 53-288, 66-121A and 66-157B. Ms. Pimentel made the motion, seconded by Mr. Kennedy. With all in favor, the motion passed.

Ms. Bryan concluded that she would follow up with the board's attorney, Tom Mathieu and discuss the NBRA's request with him.

5. Old Business: Review of NBRA-owned Properties

a. Waterfront Redevelopment Plan: Update on Project Schedule

Ms. Bryan provided an updated project schedule on the Waterfront Redevelopment Plan and Draft Zoning Guidelines.

Ms. Bryan explained that the projected end date has changed to a later date, as the interdepartmental review team plans to devote increased time for the review of the Waterfront Redevelopment Plan alongside the Draft Zoning Guidelines. Ms. Bryan explained that with the extended review period, the tentative date for NBRA vote of endorsement of the plan is slated for late August. Ms. Bryan shared that the NBRA

would be the first body to vote on the plan, followed by the Planning Board, City Council, Ordinance Committee, and City Council again thereafter. The consultants of Harriman are also planning to attend the NBRA meeting in late August to address any questions or comments. Ms. Bryan added that the potential, anticipated close-out date for the entirety of the project would be in October or November.

Ms. Bryan asked if the group would be available on August 22 for an August meeting to coordinate with the availability of the Waterfront Redevelopment Plan's project consultant, Harriman. Ms. Bryan stated she would follow up to ensure that all members were available on that date and coordinate with the consultants to ensure their availability at the August meeting.

Chair Chasse asked that Planning staff provide periodic updates of the status of the Waterfront Redevelopment Plan. The NBRA members added that such updates would be helpful to members, especially if a meeting is not held in July.

b. Discussion Re: Developer interest in NBRA properties

Chair Chasse asked if there was further discussion on this matter, as there was conversation relative to the topic during agenda item number 4. Without any further discussion, Chair Chasse advanced to item 6 on the agenda.

6. NBRA Schedule

Ms. Bryan expressed to the NBRA that they have the option and opportunity to set regularly scheduled meetings. Chair Chasse explained that he is interested in getting meetings on the calendar and asked if Tuesdays towards the end of the month general work for member schedules. In response to an inquiry from Mr. Chasse, Ms. Bryan stated that the most recent meetings of the board have been held on the last Tuesday of the month. Ms. Bryan reminded the group that the August meeting may be contingent upon consultant availability and not fall on that date. Chair Chasse acknowledged that the August date would be flexible.

After a brief group discussion, Chair Chasse requested a motion to schedule NBRA meetings on the last Tuesday of each month at 6PM. Ms. Pimentel made a motion, seconded by Mr. Kennedy. With all in favor, the motion passed.

7. Attendance Policy

Appointment of Board Positions (Vote)

Chair Chasse acknowledged that the board does not have an attendance policy, and that it appears that there is not a standard attendance policy city boards and committees.

Chair Chasse shared the current policy within the Code of Ordinances for the New Bedford Airport Commission and opened a discussion with the NBRA members relative to adopting a similar policy, which includes a percentage of missed meetings resulting in membership vacancy.

After a discussion about the percentage of 40%, and absence types, including excused and unexcused absences, Chair Chasse asked for a motion to adopt the following language as the NBRA's attendance policy:

"Whenever any member fails to have an excused absence, whether in person or by remote means for more than forty (40) percent of the meetings in a calendar year for which said member was eligible, the member's position shall be declared vacant."

Ms. Pimentel made a motion, seconded by Mr. Kennedy. With all in favor, the motion passed.

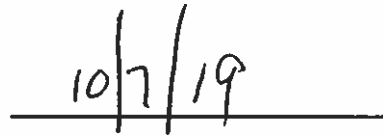
8. ADJOURN

Without any further business, Chair Chasse invited a motion to adjourn, which was made by Mr. Kennedy, and seconded by Ms. Pimentel.

The meeting was adjourned at 6:54PM.



Carol Pimentel, Clerk



Date