CITY OF NEW BEDFORD, MASSACHUSETTS

MEETING: COMMITTEE ON FINANCE
DATE: NOVEMBER 09, 2026
TIME: 7:04 P.M.
PLACE: CITY COUNCIL CHAMBER, ROOM 214

PRESENT: COUNCILLORS JOSEPH LOPES, CHAIR; IAN ABREU; DEREK BAPTISTE (7:19); SHANE BURGO; NAOMI CARNEY (7:09); SHAWN OLIVER; SCOTT PEMBERTON; JAMES ROY

ABSENT: COUNCILLORS LEO CHOQUETTE; BRIAN GOMES; RYAN PEREIRA

Councillor Lopes called the Finance Committee meeting to order, took attendance, and explained that the meeting was being recorded and live streamed. The Clerk read Communications into the record from Councillors Choquette, Gomes and Pereira explaining their absences. The Communications were received and placed on file by Councillor Burgo and seconded by Councillor Pemberton.

COMMUNICATION, Mayor Mitchell, to City Council, submitting a proposed Housing Development Incentive Program (HDIP) Tax Increment Exemption (TIE) Agreement and RESOLUTION, approving a TIE HDIP Agreement for the redevelopment of 620 Belleville Avenue, a vacant property that is part of the Nashawena Mill complex, into 47 apartments. (Matter ID #1763) (Referred – October 22, 2026.)

HOUSING DEVELOPMENT INCENTIVE PROGRAM and TAX INCREMENT EXEMPTION (TIE) AGREEMENT, between the City of New Bedford and 620 Belleville Ave, LLC. (Matter ID #1764) (Referred – October 22, 2026.)

RESOLUTION, Approving the Tax Increment Exemption Housing Development Incentive Program and Agreement for 620 Belleville Ave, LLC. (Matter ID #1765) (Referred – October 22, 2026.)

The Chair recognized Joshua Amaral, Director of the Office of Housing and Community Development, who explained that this TIE and HDIP request is for 620 Belleville Avenue, in which the developer is to create 47 apartments. The project is estimated at approximately twenty million dollars and will consist of 80-100% market-value units. The agreement is for ten years and will result in $400,000 in revenue for the City from 2029 to 2038.

Councillor Oliver asked what other type of funding was being pursued by the developer. He was told the applicant has applied for CPA, State and Federal funding, along with other sources. The Councillor asked if the applicant would look for multiple rounds of financing from the CPA. Mr. Amaral explained that it would depend on the how much funding is initially received for the project.

The Chair asked that future TIE agreements be submitted with square footage costs, with and without the TIE agreement. Mr. Amaral stated he would include that information in the future.

On a motion by Councillor Abreu and seconded by Councillor Pemberton, the Committee VOTED: To recommend to the City Council APPROVAL of the HOUSING DEVELOPMENT INCENTIVE PROGRAM (HDIP) and TAX INCREMENT EXEMPTION (TIE) AGREEMENT, and ADOPTION of the RESOLUTION, for the TIE HDIP Agreement for the redevelopment of 620 Belleville Avenue, a vacant property that is part of the Nashawena Mill complex, into 47 apartments.

COMMUNICATION (Matter ID #1740) and AN ORDER (Matter ID #1741), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the SCHOOL DEPARTMENT PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $15,222.91. (Referred – October 22, 2026.)

The Chair recognized Quillan Lowney, City Auditor, who explained that this is a continuation of expenses that were incurred prior to the end of the fiscal year but were unfortunately billed after the fiscal year ended. Understanding this, the bills are due and they will be paid from the approved FY27 budget. He went on to explain that steps are being taken to prevent this from occurring in the future.

On motion by Councillor Abreu and seconded by Councillor Pemberton, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the SCHOOL DEPARTMENT PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $15,222.91.

COMMUNICATION (Matter ID #1742) and AN ORDER (Matter ID #1743), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the FACILITIES AND FLEET MANAGEMENT PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $2,486.26. (Referred – October 22, 2026.)

The Chair asked if there were any questions. There were none.

On motion by Councillor Abreu and seconded by Councillor Pemberton, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the FACILITIES AND FLEET MANAGEMENT PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $2,486.26.

COMMUNICATION (Matter ID #1744) and AN ORDER (Matter ID #1745), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the FACILITIES AND FLEET MANAGEMENT PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $785.20. (Referred – October 22, 2026.)

Councillor Burgo questioned the July 1, 2024 date on the invoice, and asked what the delay was in paying this invoice. James Sylvia, Assistant Director for the Department of Facilities and Fleet Management, was recognized. He explained that they had believed all necessary repairs would fall under the warranty but unfortunately, they did not. After a number of conversations between the City and the company, the invoice was sent, but it was after the close of the fiscal year.

On motion by Councillor Abreu and seconded by Councillor Pemberton, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the FACILITIES AND FLEET MANAGEMENT PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $785.20.

COMMUNICATION (Matter ID #1746) and AN ORDER (Matter ID #1747), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the FACILITIES AND FLEET MANAGEMENT PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $450.00. (Referred – October 22, 2026.)

The Chair asked if there were any questions. There were none.

On motion by Councillor Abreu and seconded by Councillor Pemberton, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the FACILITIES AND FLEET MANAGEMENT PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $450.00.

COMMUNICATION (Matter ID #1748) and AN ORDER (Matter ID #1749), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the FACILITIES AND FLEET MANAGEMENT SUPPLIES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $110.00. (Referred – October 22, 2026.)

The Chair asked if there were any questions. There were none.

On motion by Councillor Pemberton and seconded by Councillor Abreu, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the FACILITIES AND FLEET MANAGEMENT SUPPLIES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $110.00.

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COMMUNICATION (Matter ID #1750) and AN ORDER (Matter ID #1751), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the SULLIVAN'S LEDGE PURCHASE OF SERVICES and SUPPLIES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $1,576.03. (Referred – October 22, 2026.)

The Chair asked if there were any questions. There were none.

On motion by Councillor Pemberton and seconded by Councillor Abreu, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the SULLIVAN'S LEDGE PURCHASE OF SERVICES and SUPPLIES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $1,576.03.

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COMMUNICATION (Matter ID #1752) and AN ORDER (Matter ID #1753), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the DOWNTOWN ENTERPRISE FUND PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $1,339.75. (Referred – October 22, 2026.)

The Chair asked if there were any questions. There were none.

On motion by Councillor Abreu and seconded by Councillor Pemberton, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the DOWNTOWN ENTERPRISE FUND PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $1,339.75.

COMMUNICATION (Matter ID #1754) and AN ORDER (Matter ID #1755), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the AIRPORT ENTERPRISE FUND PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $149.97. (Referred – October 22, 2026.)

The Chair asked if there were any questions. There were none.

On motion by Councillor Pemberton and seconded by Councillor Abreu, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the AIRPORT ENTERPRISE FUND PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $149.97.

COMMUNICATION (Matter ID #1756) and AN ORDER (Matter ID #1757), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the EMS SUPPLIES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $212.04. (Referred – October 22, 2026.)

The Chair asked if there were any questions. There were none.

On motion by Councillor Abreu and seconded by Councillor Pemberton, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the EMS SUPPLIES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $212.04.

COMMUNICATION (Matter ID #1758) and AN ORDER (Matter ID #1759), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the EMS SUPPLIES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $137.48. (Referred – October 22, 2026.)

The Chair asked if there were any questions. There were none.

On motion by Councillor Pemberton and seconded by Councillor Baptiste, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the EMS SUPPLIES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $137.48.

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COMMUNICATION (Matter ID #1760) and AN ORDER (Matter ID #1761), submitted by Mayor Mitchell, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the SOLICITOR PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $55.00. (Referred – October 22, 2026.)

The Chair recognized Quillan Lowney, City Auditor.

Councillor Burgo asked Mr. Lowney if there will be more invoice payment requests coming to the Committee for funding. He was told yes, there will be. The Councillor asked what the expected total number of requests are to be submitted. Mr. Lowney answered approximately 45 additional.

Councillor Lopes asked if these requests were the result of the new AP program installation. He was told it was not. The Councillor stated that if there are approximately 45 additional requests coming before the Committee, he would like the Auditor to provide a grand total of the amount of these requests, as well as a breakdown of the amount for each department. Mr. Lowney agreed to provide that information.

Councillor Carney asked why there were so many requests. Mr. Lowney explained that the money for the expenditures had been originally allocated, but the invoices arrived after the end of FY26.

Councillor Roy asked that the Committee be provided with the number of times the Council was presented with an unpaid bill from a prior fiscal year, and that this information be compiled for the past three fiscal years. Mr. Lowney agreed to provide that information.

Councillor Abreu made a motion to recommend Adoption of the Order, which was seconded by Councillor Roy.

On the Question, Councillor Burgo expressed dismay that these financial requests are occurring and pointed out that while it may seem that the funds are available, they are actually being deducted from the FY27 budget, which will reduce the funding available from each department making these requests. He explained that when these items reach the full City Council for a vote, he will not be supporting the requests.

On motion by Councillor Abreu and seconded by Councillor Roy, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, to provide for the payment of unpaid bills of a previous Fiscal Year of the City of New Bedford, the sum set against the SOLICITOR PURCHASE OF SERVICES is hereby approved to be expended in FISCAL YEAR 2027 in the amount of $55.00.

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Councillor Abreu made a motion to adjourn, which was seconded by Councillor Roy.

The meeting adjourned at 7:34 p.m.

ATTEST:

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Denis Lawrence Jr.
Clerk of Committees