

NEW BEDFORD, MASSACHUSETTS

MEETING: COMMITTEE ON FINANCE
DATE: JULY 23, 2018
TIME: 7:03 P.M.
PLACE: CITY COUNCIL CHAMBER, ROOM 214, MUNICIPAL BUILDING

PRESENT: COUNCILLORS JOSEPH LOPES, CHAIRMAN; IAN ABREU, VICE CHAIRMAN; NAOMI CARNEY; HUGH DUNN; MARIA GIESTA; BRIAN GOMES; SCOTT LIMA; WILLIAM BRAD MARKEY; LINDA MORAD; DANA REBEIRO

ABSENT: COUNCILLOR DEBORA COELHO

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Councillor Lopes called the Finance Committee Meeting to order and took attendance; everyone was present, except for Councillor Debora Coelho.

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Councillor Morad made a motion to take item number two (2) out of order and it was seconded by Councillor Carney. Item number two (2) was before them.

Notice, City Clerk of reference of a COMMUNICATION, Mayor Mitchell, to City Council, submitting AN ORDER, that in accordance with Massachusetts General Law Chapter 44, Section 53E½ the revolving fund under the control of the Department of Facilities and Fleet Management known as the QUEST CENTER REVOLVING, whose revenues collected and amount limited to be spent estimated at \$57,359.00, is hereby authorized for FISCAL YEAR 2019 (Ref'd 6/14/18) was received and placed on file by Councillor Morad and seconded by Councillor Rebeiro. (2, 2a)

Mark Champagne, Department of Facilities and Fleet Management Director, gave an overview of the projects at the Quest Building. Several changes would take place, existing tenants will be relocating throughout the building, and work will be done to the second and third floors which will allow for more occupants. All of the changes proposed were sent to the Council for review in a 5/14/18 communication.

Councillor Morad asked if the new occupants would result in additional income for the city, she was told it would.

On motion by Councillor Morad and seconded by Councillor Giesta, the Committee VOTED: To recommend to the City Council ADOPTION of the ORDER, that in accordance with Massachusetts General Law Chapter 44, Section 53E½ the revolving fund under the control of the Department of Facilities and Fleet Management known as the QUEST CENTER REVOLVING, whose revenues collected and amount limited to be spent estimated at \$57,359.00, is hereby authorized for FISCAL YEAR 2019. This motion passed on a Roll Call Vote of Yeas 8, Nays 1, Councillor Morad opposed and Councillor Abreu not present for the vote.

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Notice, City Clerk of reference of a COMMUNICATION, Community Preservation Committee to City Council, submitting for consideration the Community Preservation Act FY18 Project Funding Recommendations (Copy all Councillors 05/21/2018.) (Ref'd 5/24/18) was received and placed on file by Councillor Gomes and seconded by Councillor Carney. (1, 1a)

Janine da Silva, Chairperson of the Community Preservation Committee was present to answer questions from the Committee. The other members present were:

Ross Nunes, Vice Chairman
Jessica Bailey, Clerk
Christopher Amaral
Arthur Glassman
Sylvia Gomes
Paul Pacheco
Elaine Safioleas
Tim Walsh

Councillor Morad thanked the Community Preservation Committee for their hard work. She asked why only 17 of the 38 proposals were approved by the Committee. Ms. da Silva explained that out of the 38, the 17 met the requirements of the application process which lead to the recommendations before the City Council. The votes taken had Mr. Pacheco, a new member who recently took the place of Mr. Audette on the Committee. Where Mr. Pacheco was new to the Committee and the award decisions had already been made he abstained from voting.

Item 1 - Acushnet Saw Mill: $\$296,341 + \$73,659 = \$370,000$

Councillor Carney expressed her concern about number one (1) which relates to the Acushnet Saw Mill. She was concerned that money was being used to create a parking lot and community garden. Ms. da Silva explained that this was the only open space proposal. While the Committee understood the parking lot is not the best option, it would keep the property as an open space and not be developed.

Councillor Morad expressed her concern on the amount that was being paid per acre and that she has not seen 1.6 acres of land sell for \$330,000. She understood that the appraisal done on the land was done based on the best use for the property. It was not done for the property to be used as a parking lot.

Councillor Lopes agreed with Councillor Morad's review of the proposal and evaluation, that it was not appraised as cash value which would have been appropriate for a parking lot.

On motion by Councillor Morad and seconded by Councillor Carney, the Committee VOTED: To reduce the amount from \$370,000 to \$202,500 with \$14,000 for soft cost; \$167,500 for acquisition and \$21,000 for construction. This motion passed on a Roll Call Vote of Yeas 7, Nays 3, with Councillors Abreu, Carney and Markey opposed.

On motion by Councillor Morad and seconded by Councillor Carney, the Committee VOTED: To approve the amendment from \$370,000 to \$202,500. This

Amendment passed on a Roll Call Vote of Yeas 8, Nays 2, with Councillors Carney and Markey opposed.

Item 2 - Schooner Ernestina – Morrissey Rehabilitation - \$100,000

On motion by Councillor Morad and seconded by Councillor Carney, the Committee VOTED: To adopt the \$100,000, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 3 – Veterans Transition Housing Expansion - \$200,000

Councillor Morad asked why the figure was reduced from \$220,000 to \$200,000 and she was told that not all of the original submissions were structure related or historical related. Jessica Bailey explained that the original submission was \$300,000 but they took out items that were not directly historical to come up with the \$200,000.

On motion by Councillor Abreu and seconded by Councillor Carney, the Committee VOTED: To approve the \$200,000, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 4 - Seamen’s Bethel Continued Restoration - \$176,396

Councillor Morad asked why he figure was reduced from \$200,000 and cut to \$176,396 and she was told the figure allowed was for critical needs only.

On motion by Councillor Dunn and seconded by Councillor Carney, the Committee VOTED: To adopt the \$176,396, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 5 – First Baptist Community Theatre - \$275,500

On motion by Councillor Morad and seconded by Councillor Abreu, the Committee VOTED: To adopt the \$275,500, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 6 – Sgt. William H. Carney House Restoration -\$53,800

On motion by Councillor Lima and seconded by Councillor Abreu, the Committee VOTED: To adopt the \$53,800, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 7 – Rotch Jones Duff House Restoration - \$75,000

On motion by Councillor Carney and seconded by Councillor Morad, the Committee VOTED: To adopt the \$75,000, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 8 – 3005 – 307 Pleasant Street Foreclosure Restoration - \$105,000

Councillor Morad asked if WHALE owns the home and she was told no, not yet, that the home was in receivership and that WHALE was in the process of acquiring the

home and should own it in September. Anne Louro explained that WHALE will pay nothing for the home, but that the funds allowed will allow for the acquisition costs. This home will become a part of the city's first time homeowners program.

Councillor Lima voiced his support of this item, stating that WHALE just recently did an excellent job on a similar project on Allen Street.

On motion by Councillor Morad and seconded by Councillor Lima, the Committee VOTED: To adopt the \$105,000, this motion passed on a Roll Call Vote of Yeas 9, Nays 1, with Councillor Morad opposed.

Item 9 – Strand Theatre Restoration as Cape Verdean Cultural Center - \$50,000

Councillor Carney asked why only \$50,000 was allowed when they were asking for \$320,000 and she was told that figure submitted was for the front façade. The Committee tried to allocate funds as needed and to give to as many qualified projects as possible. The organization can come back and apply for additional funding in the next round. The building was not in that bad of a condition as a new roof was just added not long ago.

Councillor Lima also added that he was aware that Representative Antonio Cabral was looking to get additional funding from the State.

On motion by Councillor Gomes and seconded by Councillor Lima, the Committee VOTED: To adopt the \$50,000, this motion passed on a Roll Call Vote of Yeas 9, Nays 1, with Councillor Morad opposed.

Item 10 – Zeiterion Theatre Marquee Project \$50,000

On motion by Councillor Morad and seconded by Councillor Carney, the Committee VOTED: To adopt the \$50,000, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 11 – James Arnold Mansion Restoration - \$48,000

Councillor Carney if this was the Wamsutta Club and she was told that the Wamsutta Club sold the home to the James Arnold Mansion Corporation in September of 2016. The building is now a nonprofit business that is looking to restore the home and open as a museum much along the lines of the Rotch Jones Duff House. The Wamsutta claim of old, rents a portion of the home from the James Arnold Mansion Corp. They were looking to add a handicap ramp and roof items. The home is a historic resource in the city one of the Whaling Mansions that is part of the cityscape.

Councillor Lima stated that he has met with the landscapers and reviewed the garden that is going to be put back on the property. He feels this is a small amount to assist.

Councillor Abreu asked if the current ramp was ADA compliant and he was told it was not.

Councillor Markey stated that the club was sold to preserve the building and that buttoning up the roof would help to preserve the building.

On motion by Councillor Lima and seconded by Councillor Abreu, the Committee VOTED: To adopt the \$48,000, this motion passed on a Roll Call Vote of Yeas 6, Nays 4, with Councillors Carney, Giesta, Morad and Rebeiro opposed.

Item 12 – Hazelwood Park Rehabilitation - \$374,400

On motion by Councillor Morad and seconded by Councillor Carney, the Committee VOTED: To adopt the \$374,400, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 13 – Abolition Row Park - \$125,000

Councillor Morad asked who would main the Park if approved, she was told the City of New Bedford, Parks and Recreation. She questioned whether or not the city has the resources to do this. She was told the Park is being designed to be a low maintenance park. It will also be overseen by the New Bedford and Historical Preservation Society. The property will be deeded over to the city for \$1.00.

Councillors Gomes, Carney, Rebeiro and Lima all spoke in favor of the funding citing the historical significance of the area which is known as the cities Abolitionist's Row. Councillor Morad did not dispute the historical significance of the park but did not believe the city had the resource to maintain another pocket park, when the city can't maintain the ones they have already.

On motion by Councillor Carney and seconded by Councillor Gomes, the Committee VOTED: To adopt the \$125,000, this motion passed on a Roll Call Vote of Yeas 8, Nays 2, with Councillors Giesta and Morad opposed.

Item 14 – Buttonwood Diamond 1 Field Lighting - \$244,000

The Committee was told that this project would also involve in-kind services through DPI.

On motion by Councillor Carney and seconded by Councillor Rebeiro, the Committee VOTED: To adopt the \$244,000, this motion passed on a Roll Call Vote of Yeas 9, Nays 1, with Councillor Giesta opposed.

Item 15 – Dias Field Rehabilitation - \$205,000

Councillor Carney expressed her concern about funding this project when only two of the three fields in question were being utilized due to a lack of players. She believes until they can show that all three fields were being used then the funding should be allowed.

On motion by Councillor Gomes and seconded by Councillor Dunn, the Committee VOTED: To adopt the \$205,000, this motion passed on a Roll Call Vote of Yeas 7, Nays 3, with Councillors Carney, Morad and Rebeiro opposed.

Item 16 – Brooklawn Basketball Court Upgrades - \$121,127

On motion by Councillor Giesta and seconded by Councillor Abreu, the Committee VOTED: To adopt the \$121,127, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

Item 17 – Buttonwood Brook Trail & Bridges Project - \$26,000

On motion by Councillor Carney and seconded by Councillor Lima, the Committee VOTED: To adopt the \$26,000, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

On motion by Councillor Gomes and seconded by Councillor Lima, the Committee VOTED: To amend the final figure from \$2,599,223 to \$2,431,723, this motion passed on a Roll Call Vote of Yeas 10, Nays 0.

On motion by Councillor Gomes and seconded by Councillor Rebeiro, the Committee VOTED: To recommend to the City Council APPROVAL of the AMENDED Total Expenditure of \$2,431,723.00 in CPA funds for seventeen (17) projects for the Community Preservation Act FY18 Project Funding. This motion passed on a Roll Call Vote of Yeas 10, Nays 0.

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Notice, City Clerk of reference of a WRITTEN MOTION, Councillor Morad, requesting, that the rental contract currently being negotiated with representatives of the Fort Taber Military Museum Association be presented to the Committee on Finance for review prior to being executed by the Administration; and further, that the Executive Board of the Fort Taber Military Museum Association, along with their legal representative be invited to the Committee on Finance to discuss the terms of the contact and the financial effect said contract will have on the future operation of the Military Museum. (To be Referred to the Administration and the Committee on Finance.) (Ref'd 6/8/17) (6/26/17-returned unsigned by the Mayor) (7/17/17-tabled 45 days) (6/20/18-tabled) (3)

On motion by Councillor Rebeiro and seconded by Councillor Lima, the Committee VOTED: To recommend to the City Council to take "No Further Action" on the WRITTEN MOTION, Councillor Morad, requesting, that the rental contract currently being negotiated with representatives of the Fort Taber Military Museum Association be presented to the Committee on Finance for review prior to being executed by the Administration; and further, that the Executive Board of the Fort Taber Military Museum Association, along with their legal representative be invited to the Committee on Finance to discuss the terms of the contact and the financial effect said contract will have on the future operation of the Military Museum. This motion passed on a voice vote.

Notice, City Clerk of reference of a WRITTEN MOTION, Councillor Lopes, requesting that the City erect seasonal park and beach signage that list the rules of the beaches and parks. (To be Referred to the Committee on Finance, Mayor Mitchell, the Director of Parks, Beaches, & Recreation, CFO Sky, and the DFFM Commissioner.) (Ref'd 6/14/18) (7/3/18-returned unsigned by the Mayor) (4)

On motion by Councillor Rebeiro and seconded by Councillor Lima, the Committee VOTED: To recommend to the City Council to take "No Further Action" on the WRITTEN MOTION, Councillor Lopes, requesting that the City erect seasonal park and beach signage that list the rules of the beaches and parks. This motion passed on a voice vote.

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

This meeting adjourned @ 8:19 p.m.

ATTEST:

Denis Lawrence, Jr.,
Clerk of Committees