



Committee on City Property

March 9, 2016 – 6:34 PM - **Minutes**

City Hall, 133 William Street, City Council Chamber, Room 214

MEETING: COMMITTEE ON CITY PROPERTY

DATE: MARCH 09, 2016

TIME: 6:34 P.M.

PLACE: COUNCILLOR WILLIAM SALTZMAN ANTECHAMBER, ROOM 213, MUNICIPAL BUILDING

PRESENT: COUNCILLORS JAMES OLIVEIRA, CHAIRMAN; HENRY BOUSQUET; JOSEPH LOPES; LINDA MORAD

ABSENT: COUNCILLOR NAOMI CARNEY, VICE-CHAIRPERSON

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Councillor Oliveira called the City Property Committee Meeting to order and took attendance; Councillor Carney was the only one absent.

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Notice, City Clerk of reference of a Communication, Alex Stylos, Sherwood Building Company, Inc. submitting to the City of New Bedford, a Price Proposal Form for the George H. Dunbar School at 338 Dartmouth Street, New Bedford, MA, in the amount of \$40,000.00 was received and placed on file by Councillor Bousquet and seconded by Councillor Morad. (1)

Mr. Alex Stylos gave an overview of his proposal for the use of the G. H. Dunbar School. His company acquires municipality buildings to repurpose and restore them and not tear them down. He has plans to convert the Dunbar School Property into office space and not low income housing. When he toured the school he was pleasantly surprised how it has been maintained during its non use.

Both Councillor Lopes and Bousquet stated they were pleased it would not be used for low income housing.

Ken Blanchard, DFFM asked a series of questions which revealed the building would have a live in apartment for the maintenance man; they have onsite maintenance people in the older buildings. The first phase of the project would include partial occupancy. It was suggested Mr. Stylos should reach out to the Building Department on this issue, especially on how it relates to ADA compliance. Mr. Blanchard also reviewed the steps and funds for phase 1 of the project, and the costs involved installing sprinkler system and fire alarm system in the building.

Ari Sky, CFO reviewed the start date with Mr. Stylos as it has already passed. It was explained that the dates submitted were done so as an example, that if sold to his company they would begin work almost immediately and they would begin marketing for a tenant as well.

Mr. Stylos explained he would like a three (3) year TIF or similar program once they moved forward. A discussion ensued on TIF's between the Committee and Mr. Stylos, lead by Derek Santos of the Economic Development Council.

Councillor Morad expressed concern of a three (3) year TIF if the owner planned to flip the property in four (4) years. It was explained that TIFs are granted at a minimal for five (5) years. Mr. Stylos said he would agree to holding on to the property longer than three (3) years if he does decide to flip the property.

A discussion took place on other properties owned by Mr. Stylos and long term leases with his clients.

Councillor Lopes voiced his support for the project in his ward. He did state that there should be some restriction on the sales and purchase agreement that extends the ownership of the property to Sherwood Building Company if a STA/TIF is granted, for at least six (6) months for each year the STA/TIF is granted.

Councillor Morad asked how many RFP's were submitted and how many applications were pulled. She was told Sherwood's was the only response to the RFP. Approximately 7-8 applications were pulled and a half dozen walkthroughs took place.

On motion by Councillor Lopes and seconded by Councillor Bousquet, the Committee VOTED: To recommend to the City Council, APPROVAL of the disposal of the George H. Dunbar property to the Sherwood Building Company at the agreed price of \$40,000.00, and should they secure a STA/TIF the individual agrees that every year the STA/TIF is in place the owner will retain ownership of the building an additional six (6) months for each year the STA/TIF is granted; and further, that this language is to be placed in the Purchase and Sales Agreement. This motion passed on a voice vote.

Councillor Bousquet made a motion to adjourn, which was seconded by Councillor Lopes.

This meeting adjourned @ 7:04 p.m.

ATTEST:

Clerk of Committees