

NEW BEDFORD, MASSACHUSETTS

MEETING: COMMITTEE ON CITY PROPERTY
DATE: JUNE 08, 2022
TIME: 6:34 P.M.
PLACE: HELD REMOTELY IN ACCORDANCE WITH THE GOVERNOR OF MASSACHUSETTS' MARCH 12, 2020, ORDER SUSPENDING CERTAIN PROVISIONS OF THE OPEN MEETING LAW G. L. C. 30A, SECTION 20 WITH AN EXTENSION SIGNED ON JUNE 16, 2021, AND THE CITY COUNCIL'S VOTE TO WAIVE RULE 21A ON JANUARY 13, 2022

PRESENT: COUNCILLORS MARIA GIESTA, CHAIRPERSON (REMOTELY); WILLIAM BRAD MARKEY, VICE CHAIRMAN (REMOTELY); IAN ABREU (REMOTELY); SHANE BURGO (REMOTELY); NAOMI CARNEY (REMOTELY); BRIAN GOMES (REMOTELY); SCOTT LIMA (REMOTELY); LINDA MORAD (REMOTELY)

ABSENT: COUNCILLORS DEREK BAPTISTE; HUGH DUNN; RYAN PEREIRA

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Councillor Giesta called the City Property Committee Meeting to order and took attendance. The Clerk read Communications from Councillors Baptiste and Pereira explaining their absences from this meeting. These Communications were received and placed on file by Councillor Burgo and seconded by Councillor Abreu. This motion passed on a Roll Call Vote of Yeas 8, Nays 0, with Councillors Abreu, yes; Burgo, yes; Carney, yes; Giesta, yes; Gomes, yes; Lima, yes; Markey, yes; Morad, yes.

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Notice, City Clerk of reference of a COMMUNICATION, Mayor Mitchell, to City Council, submitting a DRAFT Request For Proposals (RFP) for the lease of the entire third floor of the Quest Center Building at 1213 Purchase Street (Ref'd 05/24/2022) was received and placed on file by Councillor Burgo and seconded by Councillor Abreu. This motion passed on a Roll Call Vote of Yeas 8, Nays 0, with Councillors Abreu, yes; Burgo, yes; Carney, yes; Giesta, yes; Gomes, yes; Lima, yes; Markey, yes; Morad, yes. (1, 1a)

Derek Santos, Executive Director of New Bedford Economic Development Council, was present and gave an overview of the property that a request has been made to issue an RFP. He explained it is the third floor of the Quest Building and there is a lot of interest from entities looking to rent the entire floor. He cited several offshore wind companies especially.

Attorney Mikaela McDermott, representing the Solicitors Office as a Consultant on the issue addressed the Committee's concerns and confirmed that Chapter 30B guidelines were being followed. She recommended that the Committee make a recommendation to send a communication to all city departments to see if they have a use

for the property in question. If they do not, then they would come back to the Committee for authority to issue the RFP to the public as it relates to the leasing of the property at 1213 Purchase Street, known as the Quest Building.

Councillor Morad expressed concern about the proposed RFP the Committee was provided with specifically as it related to the amount per square foot proposed. She did not feel it was the current market price. She also, suggested that the lessee be responsible for paying for their own heat, electricity, and other amenities, that the city should not be required to absorb those costs. Councillor Gomes, echoed Councillor Morad's concerns.

Attorney McDermott explained the RFP provided is a working document which can be changed by the Committee. She also acknowledged that the current price per square foot was low and confirmed that they recently did a walk through with a realty expert and was expecting a report on the current market value the property could fetch. She expected this report by the end of the week and would forward it to the Committee.

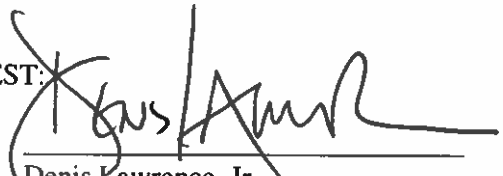
On motion by Councillor Abreu and seconded by Councillor Burgo, the Committee VOTED: That the Committee on City Property send a Communication to all City Departments inquiring if the office space located on the third floor of the Quest Center Building at 1213 Purchase Street, New Bedford, MA, is needed for municipal purposes; and ask that they provide a written answer no later than June 20, 2022. This motion passed on a Roll Call Vote of Yeas 8, Nays 0, with Councillors Abreu, yes; Burgo, yes; Carney, yes; Giesta, yes; Gomes, yes; Lima, yes; Markey, yes; Morad, yes.

On motion by Councillor Morad and seconded by Councillor Burgo, the Committee VOTED: To table this matter at this time. This motion passed on a Roll Call Vote of Yeas 6, Nays 2, with Councillors Burgo, yes; Carney, yes; Gomes, yes; Lima, yes; Markey, yes; Morad, yes; Abreu, no; Giesta, no.

Councillor Burgo made a motion to adjourn, which was seconded by Councillor Lima. This motion passed on a Roll Call Vote of Yeas 7, Nays 1, with Councillors Abreu, yes; Burgo, yes; Carney, yes; Giesta, yes; Gomes, yes; Lima, yes; Markey, yes; Morad, no.

This meeting adjourned @ 7:02 p.m.

ATTEST:



Denis Lawrence, Jr.,
Clerk of Committees