



JON MITCHELL
MAYOR

CITY OF NEW BEDFORD
Community Preservation Committee
133 William Street, New Bedford, Massachusetts 02740
Telephone: (508) 979.1488

MINUTES

February 20, 2020

New Bedford City Hall
133 William Street, New Bedford, MA

COMMITTEE MEMBERS

PRESENT:

Janine da Silva, Chair

R. Nunes, Vice Chair

Christopher Amaral

Melissa Chester-Letendre

Arthur Glassman

Sylvia Gomes

Tim Walsh

Paula Robinson-Deare

COMMITTEE MEMBERS

ABSENT:

Tim Walsh

STAFF:

Jessica Bailey, *CPC Coordinator*

Call to Order

Chair J. da Silva called the meeting to order at 6:05 p.m.

Call the Roll: A formal roll call was conducted confirming members present and absent as stated above.

Approval of minutes:

MOTION to approve February 5, 2020 minutes

Moved by S. Gomes and seconded by P. Robinson-Deare

Motion carried 8-0

Public Hearing:

MOTION to open the public hearing.

Moved by S. Gomes and seconded by A. Glassman

Motion carried.

Vote Relative to the FY2020 Projects and Funding Recommendations to City Council

J. da Silva welcomed those in attendance and explained the voting process. Each project will be presented, the public provided with an opportunity to speak for or against the project, and the project would be voted upon by the CPC.

1) Gilbert Russell House Restoration and Preservation

This applicant requests funding to restore and preserve this historic property. Restoration and preservation will encompass painting of the entire building as well as replacement of clapboards, balustrades, and porch railings as needed. Rehabilitation will follow U.S. Secretary of the Interior's Standards for Rehabilitation. **Seeking \$190,000 for the exterior restoration and preservation of the property.**

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$121,670 from the Historic Resources Reserve Fund and \$53,330 from the Budgeted Reserve Fund for a grant to New Bedford Women's Center, Inc. for the Gilbert Russell House Restoration and Preservation project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by S. Gomes and seconded by A. Glassman
Approved by an 8-0 vote

2) Capitol Theater Restoration

This applicant requests funding to install a new roof and structural support for the building. This property will be rehabilitated to create affordable housing units as well as office and retail space. This project will follow the U.S. Secretary of the Interior's Standards for Rehabilitation. **Seeking \$200,000 for installation of a new roof and structural support for the building.**

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$200,000 from the Budgeted Reserve Fund for a grant to the Community Economic Development Center (CEDC) and Waterfront Historic Area League (WHALE) for the Capitol Theater Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by S. Gomes and seconded by R. Nunes.
Approved by an 8-0 vote.

3) Digitization of Maritime Records: Whaling Logbooks

This applicant requests funding to digitize a select group of whaling logbooks from the New Bedford Free Public Library's collection for the preservation of the books and to provide expanded public access for this portion of the collection. **Seeking \$10,000 for the digitization and preservation of seventy-six (76) whaling logbooks.**

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$10,000 from the Budgeted Reserve Fund for a grant to the City of New Bedford – Free Public Library for the Digitization of Maritime Records: Whaling Logbooks project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by S. Gomes and seconded by C. Amaral
Approved by an 8-0 vote.

4) Digitization of the Milton Silvia Negative Collection

This applicant requests funding to digitize, conserve, and archive this collection of over 100,000 negatives documenting the people and places of New Bedford from 1964-1986. The project will also provide public access to the images.

Seeking \$40,000 for the digitization, conservation, and archiving of this collection.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$20,000 from the Budgeted Reserve Fund for a grant to Spinner Publications, Inc. for the Digitization of the Milton Silva Negative Collection project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by S. Gomes and seconded by P. Blanchard.

Approved by an 8-0 vote.

5) First Baptist Church/Steeple Playhouse

This applicant requests funding to install a sprinkler and fire suppression system and restore the building's historic sanctuary. This project phase will allow for the public use of the building while complying with city fire code regulations.

Seeking \$200,000 for installation of a sprinkler and fire suppression system and restoration of the historic sanctuary.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$56,900 from the Budgeted Reserve Fund for a grant to Your Theatre, Inc. and Waterfront Historic Area League, Inc. (WHALE) for the installation of the sprinkler and fire suppression system portion of the First Baptist Church/Steeple Playhouse project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by S. Gomes and seconded by C. Amaral.

Approved by an 8-0 vote.

6) Hillman Firehouse Lofts Restoration

This applicant requests funding to install a new roof with historically accurate dormers and for the necessary rehabilitation of the building's structural support. This property will be rehabilitated to create a mix of six affordable and three market rate units. This project will follow the U.S. Secretary of the Interior's Standards for Rehabilitation.

Seeking \$300,000 for the installation of a new roof with historically accurate dormers and the necessary rehabilitation of the building's structural support.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$300,000 from the Budgeted Reserve Fund for a grant to Waterfront Area Historic League, Inc. (WHALE) for the Hillman Firehouse Lofts Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by S. Gomes and seconded by R. Nunes.

Approved by an 8-0 vote.

7) Verdean Veterans Memorial Foundation, Inc.

This applicant requests funding to install a new roof and for the necessary rehabilitation of the building's structural support. This project will follow the U.S. Secretary of the Interior's Standards for Rehabilitation.

Seeking \$55,000 for installation of a new roof with the necessary rehabilitation of the building's structural support and, if sufficient funds remain, the installation of new gutters and downspouts.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$55,000 from the Budgeted Reserve Fund for a grant to the Verdean Veterans Memorial Foundation, Inc. for the Verdean Veterans Memorial Foundation, Inc. project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by S. Gomes and seconded by P. Blanchard

Approved by an 8-0 vote.

8) Buttonwood Pond Stormwater Management

This applicant requests funding for Phase I of the project which includes the development of conceptual and storm water system designs, permitting, and construction documents for bid purposes.

Seeking \$80,000 for Phase 1 development of conceptual and storm water system designs, permitting, and construction documents for bid purposes.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$67,800 from the Open Space/Recreation Reserve Fund for a grant to the City of New Bedford Department of Parks, Recreation, and Beaches for the Buttonwood Pond Stormwater Management project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by S. Gomes and seconded by P. Robinson-Deare

Approved by an 8-0 vote.

9) Hazelwood Park Bowling Green Fence and Gate

This applicant requests funding for the purchase and installation of a historically accurate, wooden fence to surround and secure the newly renovated bowling greens.

Seeking \$85,000 for the purchase and installation of a historically accurate, wooden fence to surround and secure the newly renovated bowling greens.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$50,000 from the Open Space/Recreation Reserve Fund for a grant to City of New Bedford Department of Parks, Recreation, and Beaches and the Friends of Hazelwood Park for the Hazelwood Park Bowling Green Fence and Gate project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by S. Gomes and seconded by P. Robinson-Deare

Approved by an 8-0 vote.

10) West Beach Bathhouse Renovation Phase I

This applicant requests funding for Phase I of the project which includes the creation of concept plan, permitting, construction drawings and budget, and specifications for bid purposes. This project will renovate the bathhouse to comply with ADA standards.

Seeking \$35,000 for Phase 1 – the creation of concept plan, permitting, construction drawings and budget, and specifications for bid purposes.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$3,870 from the Open Space/Recreation Reserve Fund and \$25,630 from the Budgeted Reserve for a grant to the New Bedford Department of Parks, Recreation, and Beaches for the West Beach Bathhouse Renovation Phase I in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by S. Gomes and seconded by P. Robinson-Deare

Approved by an 8-0 vote.

11) Temple Landing II

This applicant requests funding for the creation of 26-units of new affordable housing for seniors (age 62+) which is ADA compliant and incorporates Passive House Design.

Seeking \$200,000 for the creation of 26-units of new affordable housing for seniors (age 62+) which is ADA compliant and incorporates Passive House Design.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee recommends to the New Bedford City Council the appropriation of \$180,811 from the Community Housing Reserve for a grant to the POAH United Front Four LLC for the Temple Landing II project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by S. Gomes and seconded by R. Nunes

Approved by an 8-0 vote.

12) 117 Union Street

This applicant requests funding for the development of a mixed use, workforce housing development.

Seeking \$500,000 for construction costs.

Steven Beauregard spoke in favor of the project.

The Community Preservation Committee does not recommend for funding the 117 Union Street project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by C. Amaral

Approved by an 8-0 vote.

13) Allen C. Haskell Public Gardens Bird Coop Restoration

This applicant requests funding for the restoration of the bird coops at the Allen C. Haskell Public Gardens.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

Seeking \$45,000 for the restoration of the bird coops

The Community Preservation Committee does not recommend funding for the Allen C. Haskell Public Gardens Bird Coop Restoration project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by R. Nunes

Approved by an 8-0 vote.

14) Car Barn Masonry and Façade Rehabilitation

This applicant requests funding for rehabilitation of the exterior masonry and façade of the Car Barn to ensure a weather tight building.

Seeking \$400,000 for interior and exterior construction costs.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee does not recommend funding for the Car Barn Masonry and Façade Rehabilitation project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by P. Blanchard

Approved by an 8-0 vote.

15) City Clerk Record Preservation

This applicant requests funding for the microfilming of City of New Bedford permanent public records.

Seeking \$50,000 for the microfilming of City of New Bedford permanent public records.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee does not recommend funding for City Clerk Record Preservation project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by R. Nunes

Approved by an 8-0 vote.

16) James Arnold Mansion Restoration

This applicant requests funding for the exterior restoration of the chimney, masonry, and lintels at the James Arnold Mansion.

Seeking \$75,000 for exterior restoration of the chimney masonry, and lintels at the James Arnold Mansion.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee does not recommend for funding the James Arnold Mansion Restoration project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by C. Amaral

Approved by an 8-0 vote.

17) Moby Dick Building Renovation

This applicant requests funding for the restoration and rehabilitation of the property following the U.S. Secretary of the Interior standards. Property will feature retail space on the ground floor and housing on the second and third floors.

Seeking \$325,000 for construction costs.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee does not recommend for funding the Moby Dick Building Renovation project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by R. Nunes

Approved by an 8-0 vote.

18) New Bedford Whaling Museum Bourne and Wood Buildings Masonry Rehabilitation

This applicant requests funding for masonry restoration work on all exterior elevations of the historic Bourne Building and the Wood Building Annex.

Seeking \$170,000 for masonry restoration work on all exterior elevations of the Bourne Building and the Wood Building Annex.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee does not recommend for funding the New Bedford Whaling Museum Bourne and Wood Buildings Masonry Rehabilitation project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by C. Amaral

Approved by an 8-0 vote.

19) Rotch Jones Duff House Historic Paint Analysis and Painting

This applicant requests funding for the historic paint analysis, necessary exterior carpentry repairs, and painting of the Rotch Jones Duff House and the Coachman's House.

Seeking \$80,780 for the historic paint analysis, necessary carpentry repairs, and painting of the Rotch Jones Duff House and the Coachman's House.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee does not recommend for funding the Rotch Jones Duff House Historic Paint Analysis and Painting project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by P. Blanchard

Approved by an 8-0 vote.

20) Stormwater and Community Garden Demonstration Project

This applicant requests funding to activate the Coffin Avenue side of Riverside Park for the purpose of community use, environmental stewardship, and reducing city maintenance costs. The project includes the transformation of a detention pond into a stormwater garden and the creation of a fully fenced community garden.

Seeking \$70,000 for the creation of a stormwater garden and the creation of a fully fenced community garden at Riverside Park.

Maura Ramsey spoke in favor of the project.

The Community Preservation Committee does not recommend for funding the Stormwater and Community Garden Demonstration Project, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by C. Amaral

Approved by an 8-0 vote.

21) Strand Theater Restoration as the Cape Verdean Cultural Center

This applicant requests funding for the restoration of the Strand Theater for use as the Cape Verdean Cultural Center.

Seeking \$200,000 for the restoration of the Strand Theater for use as the Cape Verdean Cultural Center.

There were no public comments offered or recorded in favor of the project nor in opposition to the project.

The Community Preservation Committee does not recommend for funding the Strand Theater Restoration as the Cape Verdean Cultural Center, however, encourages the applicant to resubmit at a future funding round.

Moved by S. Gomes and seconded by R. Nunes

Approved by an 8-0 vote.

J. daSilva addressed the audience and explained the \$2.1 million gap in requests versus funding available. She explained the CPC's process and focus on funding projects as fully as possible in order to move projects forward. She also explained process by which the recommendations would be sent to and review by the City Council. She also advised all projects not recommended to re-apply in the next round. P. Robinson-Deare seconded J. daSilva's recommendation and stated it was a difficult year with many worthy projects.

J. Bailey addressed the audience and stated that every applicant would receive a notification letter detailing the CPC vote. She detailed the authority of the City Council to approve the funding, approve the project at a reduced funding amount, or disapprove of the project funding in its entirety. All recommended projects will be informed of the City Council meeting dates.

R. Nunes addressed the audience and stated he suggests all recommended projects speak with the City Councillors as each organization is the best advocate for their project.

MOTION to close the public hearing.

Moved by S. Gomes and seconded by R. Nunes

Motion carried 8-0

New Business:

Approval of FY21 Budget

J. Bailey explained the FY21 CPA Budget would be presented to the CPC at a future meeting date due to the change in the estimated State match percentage. The total available FY21 CPA funds are estimated to be higher than the FY20 funds due to the estimated local surcharge being greater than FY20 and the potential for a higher state match percentage. It is anticipated the DOR FY21 estimated match percentage will be released during March/early April.

Vote on Zeiterion Theater and Department of Fleet & Facilities Management Term Extensions for FY18 and FY19

J. Bailey explained the Zeiterion and DFFM have submitted requests for term extensions for both FY18 and FY19 CPA Grants. For both the FY18 and FY19 grants, the funds cannot be expended until construction begins. The new project timeline anticipates construction beginning within the next 12 months.

S. Gomes asked about the probability of the projects being completed by the new term extension end date of June 30, 2021. J. Bailey stated the time will allow the grantees to complete fundraising and begin construction with the CPA funds being expended first in order to complete the grants.

R. Nunes and S. Gomes asked if the communication between the CPC and the grantees has improved. J. Bailey confirmed it has with a better understanding by all parties of how the funds can be expended. S. Gomes stated she felt the projects coming to the CPC for extensions should be provided with additional time to complete projects. R. Nunes stated he agreed but felt communication is key for all the CPA funded projects in order for those projects to be successful.

MOTION to approve Zeiterion Theater and Department of Fleet & Facilities Management request to extend the FY18 Zeiterion Theatre Marquee Project CPA grant term to June 30, 2021

Moved by S. Gomes and seconded by A. Glassman

Motion carried 8-0.

Motion to approve Zeiterion Theater and Department of Fleet & Facilities Management request to extend the FY19 Zeiterion Theatre Marquee CPA memorandum of agreement term to June 20, 2021

Moved by S. Gomes and seconded by A. Glassman

Motion carried 8-0.

Any other business that may properly come before the Commission:

Buttonwood Park Diamond 1 Lighting Project FY18

J. Bailey stated the Department of Parks, Recreation, and Beaches submitted a term extension request for the FY18 Buttonwood Diamond 1 Lighting project. The reason for the request was due to the timing of the issuance of the RFP and the construction timeline, the project would not be completed until August 2020.

MOTION to approve Department of Parks, Recreation, and Beaches request to extend the FY18 Buttonwood Park Diamond I Lighting Project CPA Memorandum of agreement to December 30, 2020.

Moved by R. Nunes and seconded by P. Blanchard

Motion carried 8-0.

Veterans Transition House

J. Bailey reported on the site visit conducted on February 11, 2020. The project is complete, and the Project Closeout Report will be provided to the CPC. The CPC will be invited to attend the official ribbon cutting by the VTH.

Member workshop March 31, 2020

J. Bailey reminded the CPC members to attend the workshop led by Stuart Saginor, Executive Director of the Community Preservation Coalition. She requested CPC members provide her with any questions for Stuart prior to the workshop in order to inform the agenda for the event. She has requested an overview of the bonding process as it relates to community housing. P. Robinson-Deare stated she would like to understand the differences and similarities between the communities funded projects. She also asked if he could touch on the public vs. private funding differences.

Plan Review Meeting

R. Nunes requested all City Councillors be invited to attend the Plan Review meeting in June. With a new Councillor and the lack of applications from all wards this year, R. Nunes felt it was important for the City Council to be part of the review process. J. Bailey stated all City Councillors have been invited to attend the past review meetings and are on the CPC email list. R. Nunes stated his concern was the City Councillors would take issue with the lack of Ward 1 funding which was due to no applications being submitted to the CPC. R. Nunes felt it was important for the Councillors to assist the CPC in spreading the word about the CPA funds as the Councillors know the work being done in their wards.

Next Meeting Date: May 19, 2020 6:00 p.m. Buttonwood Senior Center

Adjourn

There being no further business, a motion to adjourn was moved by R. Nunes and seconded by A. Glassman.

The motion carried 8-0. The meeting was adjourned at 7:32 p.m.

Documents and Exhibits

- Agenda
- FY 20 Project Funding Recommendations Motion Sheet

Respectfully submitted,



Jessica Bailey
CPA Coordinator

Approved May 19, 2020