



JON MITCHELL
MAYOR

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

MINUTES
January 14, 2021
REMOTE MEETING

COMMITTEE MEMBERS

PRESENT:

Janine da Silva
Melissa Chester-Letendre
Christopher Amaral
Ross Nunes

Arthur Glassman
Paula Robinson-Deare
Peter Blanchard

COMMITTEE MEMBERS

ABSENT:

Tim Walsh

STAFF: Jessica Bailey, *CPA Coordinator*

Call to Order

Chair J. da Silva called the meeting to order at 6:02 p.m.

Call the Roll

A formal roll call was conducted confirming members present and absent as stated above.

Brief Introduction to CPA and the CPC

J. Bailey gave a brief presentation describing the Community Preservation Act, the FY21 application process, and funds available for FY21.

Public Presentations

James Arnold Mansion Roof Phase 2 and Exterior Preservation

Richard Asquino, Board President of JAMI, and Paul Pawlowski, Board member of JAMI, presented the application which would fund roof repairs, historic construction drawing preservation, and creation of an exterior preservation master plan.

In response to A. Glassman, R. Asquino stated the roof is the first priority. P. Pawlowski stated all the items are critical in moving forward in a thoughtful way with priorities identified.

In response to P. Robinson-Deare, P. Pawloski stated JAMI has had conversations with the Arnold Arboretum regarding the property. The discussions are not focused on the historic preservation of the building as the Arboretum mission is horticulture.

In response to J. daSilva, P. Pawlowski stated Harvard does not have the ability to scan the construction drawings and in fact, Harvard sends their documents to the organization providing the quote. The goal is to conserve and digitize the construction documents which pertain to the exterior preservation of the building. The hope is the results of the exterior master plan will enable JAMI to fundraise in a focused manner.

Public Comments

There were no public comments offered or recorded in support of the application, nor in opposition to application.

Capitol Theater Restoration Project

Corinn Williams, Executive Director of CEDC, presented the application which would fund the exterior preservation which includes the storefront and historic window replacement. Teri Bernert, Executive Director of WHALE, also participated.

In response to P. Robinson-Deare, C. Williams stated the CEDC is exploring a partnership with a credit union to co-locate in the building but have not approached the credit union for fundraising. CEDC is continuing to seek out additional funding. They have received a grant from Mass Development for a feasibility study for the back theater space. Currently working with a national economic development consulting firm on that study. Teri Bernert stated the project was awarded both state and federal historic tax credits. In addition, project has received two grants from New Bedford Economic Development Council and from the National Trust for Historic Preservation.

In response to P. Blanchard, T. Bernert stated they are applying for HOME funds and DHCD funds which are for the affordable housing piece of the project. CEDC is also working on a capital campaign and fielding letters of intent from potential leasers. It is an anchor project for Acushnet Avenue that can transform the Avenue and is a large piece of the revitalization of the area.

In response to R. Nunes, C. Williams stated if reduced CPA funds received, the project will continue to seek out additional sources of funding and could possibly make adjustments to the quotes provided with the application. C. Williams stated CEDC is working with New Bedford Resiliency through City Department of Environmental Stewardship. Capitol Theater has been designated a resiliency hub which might open additional funding sources. CEDC is also pursuing discussions with Greater New Bedford Health Center about establishing a partnership to co-locate the Center at the site.

In response to P. Robinson-Deare, T. Bernert stated the HOME funds are being applied for; preliminary meetings with the relevant City departments have taken place.

In response to J. daSilva, T. Bernert stated the windows need to be manufactured. Original windows were replaced by vinyl replacements. The storefront windows and trim work were uncovered when vinyl was removed. Work was approved by National Park Service and Mass Historic Commission. The historic photographs will serve as guide for the window replacements and will follow the U.S. Secretary of Interior Standards.

Public Comments

There were no public comments offered or recorded in support of the application, nor in opposition to application.

LGBTQ+ Community Center

Rebecca McCullough, South Coast LGBTQ Network Board member, and Andy Pollock, South Coast LGBTQ Network Board President, presented the application which would fund the exterior restoration of the building at 60 Eighth Street.

In response to P. Robinson-Deare, A Pollock stated the priority would be the exterior. They will be grateful for any funding received and will raise any additional funds needed. The exterior is the first phase of the project. R. McCullough stated the roof and gutters would be first priority; repointing of exterior would be next priority.

In response to J. daSilva, R. McCullough stated the exterior is priority with the roof the highest priority. Windows also high priority due to leaking. The location is perfect for their work as it is near downtown and accessible.

In response to J. daSilva, R. McCullough stated they have not been able to find historic photos showing the original windows. WHALE has researched what the windows may have looked like for that period. The window estimates provided with the application provides a model for the project. Spinner Publications has also been asked about the possibility of a photo. J. daSilva suggested the Facebook group Photos of New Bedford to ask if anyone has old photos of the building.

Public Comments

Pamela MacLeod-Lima, Executive Director of The Women's Center, spoke in support of the project. The Women's Center has been involved with the South Coast LGBTQ Network since inception. The Network has filled a service gap and the building will be an excellent home for their work.

Outdoor Classroom Gardens at NBPS Elementary Schools

Jennifer Ferland, Executive Director of Strategic Initiatives and Partnerships at NBPS, and Adam Davenport, Grow Education Program Manager at The Marion Institute, presented the application which would fund the creation of school-based community gardens at five New Bedford elementary schools. Liz Wiley, Executive Director of The Marion Institute, also participated.

In response to R. Nunes, A Davenport stated there has been no update on the Commonwealth of Mass funding. L. Wiley stated they applied for state infrastructure funding but have not heard. Announcements are on a rolling basis with a few more rounds to come.

In response to R. Nunes, J. Ferland stated the project scope would be reduced if CPA funding was not received or was less than the requested amount.

In response to P. Robinson-Deare, A Davenport stated the size of the garden is determined by the size of the school. Number of beds range from 5-9 beds. There are currently beds at 11 schools which were built 5 to 7 years ago. Design of the beds has changed over time; will use composite materials for durability. The third grade is the target grade due to Mass State Frameworks tie in. Each school will have a Food Corp member to integrate and expand the program throughout the school community in addition to the taste test and curriculum. L. Wiley stated this is experiential learning for the third grade and helps feed the community since the gardens are planted and maintained. The neighborhood can access the fresh produce grown throughout the summer.

In response to P. Blanchard, A Davenport stated the Food Corp program is part of Ameri Corp program. Each member is assigned two schools to oversee. The composite materials will last for a longer period of time. The design has been reviewed by contractors for durability. Southcoast Health has given a grant to assess the impact of the program at the local level.

In response to J. daSilva, A Davenport stated the request is for funding for cohort 2 which is 6 schools. Cohort 1 has funding for 6 schools and is funded. Fundraising will take place for cohort 3. L. Wiley stated the program rollout is over three years for installation of the beds, curriculum and food service implementation. There will be a total of 106 beds built at the 19 elementary schools. A Davenport stated the neighborhood involvement has been school by school. The Marion Institute also has a full time person who oversees the gardens over the summer.

Public Comments

There were no public comments offered or recorded in support of the application, nor in opposition to application.

Seamen's Bethel Property Preservation

Fred Toomey, Port Society Board President, presented the application which would fund the rehabilitation of the front stoop and stair, repairs to the southeast corner, and replacement of fencing bordering the property.

In response to P. Blanchard, F. Toomey stated they have a pesticide company with a plan to address the insect infestation.

In response to M. Chester-Letendre, F. Toomey stated the fence quote is \$4,100 for the back fence.

In response to P. Robinson-Deare, F. Toomey stated the project will follow the U.S. Secretary of the Interior standards. All replacement will be historically appropriate.

In response to R. Nunes, F. Toomey stated the Bethel work will be done by Valois. The front fence will be completed by the Voke students. All local vendors and students will be working on the project.

In response to J. daSilva, F. Toomey stated the rear fence will be replaced with a heavy gauge steel fence coated with vinyl. Anne Louro has reviewed the plan to replace with the same style of fence for this area and approved the replacement.

Public Comments

Bruce Oliveira, Port Society Assistant Treasurer, spoke in support of the application and spoke of his appreciation of the past support and the work the CPC does for the community.

Michelle Taylor, New Bedford Whaling Museum CAO & CFO, spoke on behalf of the Museum in support of the application.

Cliftex II

Adam Stein, Executive Vice President Winn Development, and Neisha Colon, Project Director Winn Development, presented the application which would fund the development of community housing at Cliftex, phase II.

In response to R. Nunes, A Stein stated if the CPC does not fund full amount, Winn would have to defer more of the developer fee or acquire a loan to fund the gap. The breakdown is \$100,000 in acquisition and \$400,000 in construction costs.

In response to P. Blanchard, N. Colon stated there is a 165 applicant wait list for Phase I as all those units are full.

In response to P. Robinson-Deare, N. Colon stated the planned 71 units are broken down as follows: 15 units at or below 100% AMI; 56 units at or below 60% AMI; and 8 units at or below 30% AMI.

Public Comments

There were no public comments offered or recorded in support of the application, nor in opposition to application.

New Bedford Whaling Museum

Michelle Taylor, New Bedford Whaling Museum CAO & CFO, presented the application which would fund the masonry restoration of the Bourne and Wood Buildings. It is phase 2 of the exterior restoration.

In response to R. Nunes, M. Taylor stated the work phases strategy. She stated the museum is fully committed to fundraising to fill the gap and bring private funding to complement the CPA funding. The museum is committed to proceeding with the project in a meaningful way as there is a need. CPA funding will assist in fundraising as it shows there is local support for the project which will help bring in funding from outside sources.

In response to J. daSilva, M. Taylor stated the museum has the ability to complete the project using an expert mason. She referred the CPC to the success of the various projects listed in the final slide which shows the success of the public/private commitment to these projects. There has been water infiltration due to the masonry issue which has resulted in funds being spent on interior repairs in the Bourne building.

Public Comments

There were no public comments offered or recorded in support of the application, nor in opposition to application.

Gilbert Russell House Restoration and Preservation

Pamela MacLeod Lima, Executive Director of The Women's Center, presented the application which would fund the gap funding for the exterior restoration and painting of the Gilbert Russell House.

In response to A. Glassman, P. MacLeod Lima stated the \$229,000 project is for the full budget for the entire exterior rehabilitation and painting. The Center will put some funding into the project as well.

In response to P. Blanchard, P. MacLeod Lima stated the new project schedule will begin in 2021. She is working with the architect on the new timeline. Start date in April with most of it completed by June 30th with any additional work being paid for by funding received being used for work over the summer/fall.

In response to P. Robinson-Deare, P. MacLeod Lima stated the project would be complete by fall 2021.

In response to P. Blanchard, P. MacLeod Lima stated if no CPA funding received, the project would be prioritized with the architect and contractor to do all the work they are able to do with the money received in FY20 and raised by the Center.

Public Comments

There were no public comments offered or recorded in support of the application, nor in opposition to application.

New Business

J. Bailey stated all minutes will be completed and on the January 26, 2021 agenda. P. Robinson-Deare asked when the videos will be available to view. J. Bailey stated the videos will be on Cable Access website by January 26th. She will also be sending an email to the CPA email list so anyone who was not able to attend can view.

Any other business that may properly come before the Committee

No other business at this time.

Next Meeting Date: January 19, 2021 FY21 Application Presentations - REMOTE MEETING

Adjourn

There being no further business, a motion to adjourn was moved by A. Glassman and seconded by P. Robinson-Deare.

The motion carried 7-0. The meeting was adjourned at 8:13 p.m.

Documents and Exhibits

- Agenda
- Application Presentations

Respectfully submitted,

A handwritten signature in blue ink that reads "Jessica Bailey". The signature is cursive and fluid, with the first name and last name clearly distinguishable.

Jessica Bailey
CPA Coordinator

Approved January 26, 2021