



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

JON MITCHELL
MAYOR

MINUTES
February 11, 2021
REMOTE MEETING

COMMITTEE MEMBERS

PRESENT:

Janine da Silva

Melissa Chester-Letendre

Christopher Amaral

Ross Nunes

Arthur Glassman

Paula Robinson-Deare

Peter Blanchard

Leona Fisher

COMMITTEE MEMBERS

ABSENT:

None absent

STAFF: Jessica Bailey, *CPA Coordinator*

Call to Order

Chair J. da Silva called the meeting to order at 6:00 p.m.

Call the Roll

A formal roll call was conducted confirming members present and absent as stated above. Chair Janine daSilva introduced the newest CPC member, Leona Fisher. Reverend Fisher was appointed by the Housing Authority on February 4, 2021 for a three year term ending April 2024. Reverend Fisher abstained from voting on any matter before the Committee due to her recent appointment.

New Business

Approval of February 3, 2021 minutes

MOTION to approve February 3, 2021 minutes

Moved by R. Nunes and seconded by A. Glassman

Motion passed 7-0-1

Term Extension Requests

FY18 Zeiterion Theater Marquee

Zeiterion Performing Arts Center requests a term extension due to the continuing pandemic shutdown. Grantee needs additional time to fundraise before beginning the construction phase of the project.

**MOTION to approve a term extension request for the FY18 Zeiterion Theater Marquee grant;
new term end date of June 30, 2022.**

Moved by A. Glassman and seconded by R. Nunes.

Motion passed 7-0-1

FY19 Zeiterion Theater Marquee

Zeiterion Performing Arts Center and the Department of Facilities and Fleet Management requests a term extension due to the continuing pandemic shutdown. Grantee needs additional time to fundraise before beginning the construction phase of the project.

MOTION to approve a term extension request for the FY19 Zeiterion Theater Marquee grant; new term end date of June 30, 2022.

Moved by P. Blanchard and seconded by P. Robinson-Deare.

Motion carried 7-0-1

Vote Relative to the FY21 Projects and Funding Recommendations to City Council

Each project was presented, the public provided with an opportunity to speak for or against the project, and the project voted upon by the CPC.

1) *City Clerk Record Preservation, Phase I*

This applicant requests funding for the preservation of City of New Bedford permanent public records by converting the records to microfilm. This request is for Phase I of a four phase project.

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 recommends to the New Bedford City Council the appropriation of \$50,000 from the Budgeted Reserve fund for a grant to the City of New Bedford, City Clerk's Office for the City Clerk Record Preservation, Phase I project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by M. Chester-Letendre and seconded by P. Blanchard. Approved by a 7-0-1 vote.

2) *First Baptist Church/Steeple Playhouse*

This applicant requests funding for the restoration of the building's historic interior sanctuary and lobby. The work will include the installation of an HVAC system and plaster work in both areas. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$150,000 for the restoration of the historic sanctuary and lobby.

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 \$100,000 from the Budgeted Reserve Fund, specific to the installation of the HVAC system, for a grant to Your Theatre, Inc. and Waterfront Historic Area League, Inc. (WHALE) for the restoration of the historic interior sanctuary and lobby in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by Chris Amaral. Approved by a 7-0-1 vote.

3) *Gilbert Russell House Restoration and Preservation*

This applicant requests funding to restore and preserve the exterior of this historic property. Restoration and preservation will encompass painting of the entire building exterior as well as replacement of clapboards, balustrades, and porch railings as needed. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$50,000 for the exterior restoration and preservation of 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 \$50,000 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 M. Chester-Letendre and seconded by A. Glassman. Approved by a 7-0-1 vote.

4) *James Arnold Mansion Roof Phase II and Exterior Preservation Master Plan*

This applicant requests funding to repair various areas of the 1925 and 1870 roofs; restore and digitize selected copies of 1923 construction prints; and conduct a comprehensive exterior preservation master plan. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$63,000 for roof repairs, document restoration and digitization, and exterior preservation master plan.

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 \$63,000 from the Budgeted Reserve Fund for a grant to the James Arnold Mansion, Inc. for the James Arnold Mansion Roof Phase II and Exterior Preservation Master Plan project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by R. Nunes. Approved by a 7-0-1 vote.

5) *LGBTQ+ Community Center*

This applicant requests funding to preserve the historic exterior of this rustic masonry block building for use as a LGBTQ+ Community Center. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$200,000 for the exterior preservation of 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 \$145,302 from the Historic Resource Reserve fund and \$54,698 from the Budgeted Reserve fund for a \$200,000 grant to South Coast LGBTQ Network, Inc. for the LGBTQ+ Community Center project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by R. Nunes. Approved by a 7-0-1 vote.

6) *New Bedford Whaling Museum Bourne and Wood Buildings Masonry Restoration*

This applicant requests funding for masonry restoration work on all exterior elevations of the historic Bourne Building and the Wood Building Annex. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$225,000 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 recommends to the New Bedford City Council the appropriation of \$135,000 from the Budgeted Reserve Fund for a grant to Old Dartmouth Historical Society for the New Bedford Whaling Museum Bourne and Wood Buildings Masonry Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by P. Robinson-Deare. Approved by a 7-0-1 vote.

7) *Rotch Jones Duff House Painting*

This applicant requests funding for the necessary exterior carpentry repairs and painting of the Rotch Jones Duff House and the Coachman's House. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$89,700 for the 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 recommends to the New Bedford City Council the appropriation of \$89,700 from the Budgeted Reserve Fund for a grant to Rotch Jones Duff House & Garden Museum, Inc. for the Rotch Jones Duff House Painting project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by C. Amaral. Approved by a 7-0-1 vote.

8) *Sgt. William H. Carney House Roof Replacement and Structural Support*

This applicant requests funding to install a new roof and repair the structural support of the bay bump out on the east side of the building. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$26,000 for the roof replacement and structural support repairs.

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 \$26,000 from the Budgeted Reserve Fund for a grant to Martha Briggs Educational Club, Inc. for the Sgt. William H. Carney House Roof Replacement and Structural Support project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by P. Blanchard. Approved by a 6-0-2 vote.

Abstentions: Leona Fisher and Janine daSilva

9) *Seamen's Bethel Property Preservation*

This applicant requests funding to rehabilitate exterior portions of the building affected by age and pests and to replace the existing fence on the rear property line. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$35,000 for exterior rehabilitation of the building and a new fence.

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 \$35,000 from the Budgeted Reserve Fund for a grant to New Bedford Port Society for the Seamen's Bethel Property Preservation project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by R. Nunes. Approved by a 7-0-1 vote.

10) Verdean Veterans Memorial Foundation, Inc.

This applicant requests funding to conduct a building assessment, create handicap accessible bathrooms, installation of a chair lift, and installation of a fire suppression system. This project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$235,000 for a building assessment, create handicap accessible bathrooms, installation of a chair lift and installation of a fire suppression system.

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 \$12,200 from the Fund Balance for a grant, specific to a Building Assessment, 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 M. Chester-Letendre and seconded by P. Robinson-Deare. Approved by a 7-0-1 vote.

11) William Allen Wall Paintings Conservation

This applicant requests funding for the conservation of two paintings by William Allen Wall and the frame of one painting for preservation, allowing for expanded public access.

Seeking \$23,000 for the conservation of two paintings by William Allen Wall and the frame of one painting for preservation.

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 \$23,000 from the Budgeted Reserve fund for a grant to the City of New Bedford Free Public Library for the William Allen Wall Paintings Conservation project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by M. Chester-Letendre and seconded by C. Amaral. Approved by a 7-0-1 vote.

12) Abolition Row Park Phase II

This applicant requests funding for Phase II of the park's construction. Funding provides the required match for the PARC21 grant received for the project.

Seeking \$126,208 for the Phase II construction.

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 \$126,208 from the Open Space/Recreation Reserve fund for a grant to the City of New Bedford Department of Parks, Recreation, and Beaches and the New Bedford Historical Society for the

Abolition Row Park Phase II project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by M. Chester-Letendre and seconded by P. Blanchard. Approved by a 7-0-1 vote.

13) Allen C. Haskell Public Gardens Bird Coop Restoration

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

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

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 \$8,743 from the Budgeted Reserve Fund and \$9,833 from the Fund Balance for a \$18,576 grant, specific to the center bird coop, to The Trustees of Reservations and Massachusetts Land Conservation Trust for the Allen C. Haskell Public Gardens Bird Coop Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by P. Robinson-Deare. Approved by a 7-0-1 vote.

14) Brooklawn Park Green Infrastructure Demonstration Garden Design

This applicant requests funding for the creation of design drawings and construction drawings for a green infrastructure demonstration project near the duck pond.

Seeking \$60,000 for the creation of design and construction drawings.

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 \$19,094 from the Open Space/Recreation Reserve fund and \$40,896 from the Budgeted Reserve fund for a \$59,990 grant to the City of New Bedford Department of Parks, Recreation for the Brooklawn Park Green Infrastructure Demonstration Garden Design project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by M. Chester-Letendre and seconded by R. Nunes. Approved by a 7-0-1 vote.

15) Habitat Restoration and Landscape Improvements Demonstration Project at Riverside Park

This applicant requests funding for the habitat restoration and landscape improvements which will support native plants and animals, demonstrate a green infrastructure approach to stormwater management, and provide educational opportunities to the community.

Seeking \$60,000 for the habitat restoration and landscape improvements.

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 \$60,000 from the Budgeted Reserve fund for a grant to the City of New Bedford Department of Parks, Recreation, and Beaches and Groundwork Southcoast for the Habitat Restoration and Landscape Improvements Demonstration project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by M. Chester-Letendre and seconded by A. Glassman. Approved by a 7-0-1 vote.

16) Island Park

This applicant requests funding for the construction of Island Park, adjacent to Strand Theater.
Seeking \$200,000 for the creation Island Park.

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 Fund Balance for a grant to the Cape Verdean Association in New Bedford for the Island Park project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by C. Amaral. Approved by a 7-0-1 vote.

17) Outdoor Classroom Gardens at NBPS Elementary Schools

This applicant requests funding for the creation of school-based community gardens at six New Bedford elementary schools.

Seeking \$103,730 for the creation of school-based community gardens at six New Bedford elementary schools.

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 \$103,730 from the Budgeted Reserve fund for a grant to the City of New Bedford Public Schools and The Marion Institute for the Outdoor Classroom Gardens at NBPS Elementary Schools project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement.

Moved by M. Chester-Letendre and seconded by P. Robinson-Deare. Approved by a 7-0-1 vote.

18) 117 Union Street/Moby Dick Building

This applicant requests funding for the construction of a mixed-use project with 46 apartments and ground-floor retail. Project combines the adaptive re-use of a historic building with new construction, creating accessible, community housing in both an existing and new building. This project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

Seeking \$250,000 for the construction of a mixed-use project with 46 apartments and ground floor retail.

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 \$145,302 from the Community Housing Reserve fund and \$104,698 from the Budgeted Reserve fund for a \$250,000 grant to the New Bedford Development Corporation and 117 Union Street LLC for the 117 Union Street/Moby Dick Building project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.

Moved by M. Chester-Letendre and seconded by A. Glassman. Approved by a 7-0-1 vote.

19) Capitol Theater Restoration

This applicant requests funding for replacement of storefront and historic windows. 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 Standards for Rehabilitation.

Seeking \$203,000 for replacement of storefront and historic windows.

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 Capitol Theater Restoration project, however, encourages the applicant to resubmit at a future funding round.

Moved by M. Chester-Letendre and seconded by C. Amaral. Approved by a 7-0-1 vote.

20) Cliftex Phase II

This applicant requests funding for adaptive re-use of the mill into 55+ community housing.

Seeking \$500,000 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 funding for the Cliftex Phase II project, however, encourages the applicant to resubmit at a future funding round.

Moved by M. Chester-Letendre and seconded by P. Blanchard. Approved by a 7-0-1 vote.

21) Congdon Lucas House Interior Design and Construction Drawings

This applicant requests funding for the creation of design and construction drawings for the interior renovation of this historic building.

Seeking \$86,000 for the creation of design and construction drawings.

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 Congdon Lucas House Interior Design and Construction Drawings project, however, encourages the applicant to resubmit at a future funding round.

Moved by M. Chester-Letendre and seconded by P. Robinson-Deare. Approved by a 7-0-1 vote.

22) Hillman Firehouse Lofts Affordable Housing Restoration

This applicant requests funding for the exterior masonry repairs.

Seeking \$290,000 for exterior masonry repairs.

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 Hillman Firehouse Lofts Affordable Housing Restoration project, however, encourages the applicant to resubmit at a future funding round.

Moved by M. Chester-Letendre and seconded by R. Nunes. Approved by a 7-0-1 vote.

23) New Bedford Art Museum Expansion Project

This applicant requests funding for the architectural studies to move the project from the feasibility phase to schematic drawings.

Seeking \$145,020 for the architectural studies.

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 Art Museum Expansion project, however, encourages the applicant to resubmit at a future funding round.

Moved by M. Chester-Letendre and seconded by P. Robinson-Deare. Approved by a 7-0-1 vote.

24) Strand Theater

This applicant requests funding for the exterior renovation and preservation of the front façade.

Seeking \$250,000 for the exterior renovation and preservation of the front façade.

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 Project, however, encourages the applicant to resubmit at a future funding round.

Moved by M. Chester-Letendre and seconded by C. Amaral. Approved by a 7-0-1 vote.

J. daSilva stated the applicants will be informed of the recommendations on February 16, 2021. All applicants will be informed of any funding conditions and asked to confirm acceptance of the conditions. These conditions will be included in the formal recommendation packet. In addition, a memo will be sent to City Council informing all of the recommendations. The formal recommendation packets will be submitted to City Council by March 4, 2021 for inclusion on the next City Council agenda.

J. Bailey thanked the committee for all their time and dedication during the six-week review and recommendation process. P. Robinson-Deare thanked J. Bailey for her management of the process and support of the CPC. J. daSilva also thanked the committee for all their great work during another year of difficult decisions.

Approval of FY22 Budget

J. Bailey stated she will present the budget draft to the CPC in May 2021. The Department of Revenue will release in March the anticipated match percentage project for November 2021 which will inform the CPC budget line item.

Old Business

Application Summary

J. Bailey stated the application summary will be sent to the CPC for their review. Each summary provides how the project meets the CPC plan, the amount funded, the category recommended, talking points related to the strength of the application, and other relevant information.

Butler Flats Lighthouse Preservation FY19

In response to the reply by the grantee when notified of the term extension, A Glassman stated he believed in the preservation of the project but felt the project should have a local lead. He voted against the term extension because he did not want to tie up the funding any longer. J. daSilva stated she agrees the applicant knew the cost and the fundraising should have begun immediately for this project. P. Blanchard stated he hoped the grantee would reach out to J. Bailey to connect with the community member who might want to support the effort. P.

Blanchard also agrees with A. Glassman. R. Nunes stated he hopes for the project's success. J. Bailey stated she explained to the grantee the CPC wants the project to succeed but had concerns about the monies being held from use until project begins or not. J. Bailey stated the monies cannot be accessed by the grantee until all permits are in place and work begins. If project does not move forward, the funds will be returned to the CPA Fund Balance for future awards. J. Bailey stated the grantee understands there may be no future extensions.

Any other business that may properly come before the Committee

None at this time

Next Meeting Date: May 25, 2021 – Location TBD

Adjourn

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

The motion carried 8-0. The meeting was adjourned at 7:08 p.m.

Documents and Exhibits

- Agenda
- February 3, 2021 minutes
- FY18 Zeiterion Theater Marquee term extension request
- FY19 Zeiterion Theater Marquee term extension request

Respectfully submitted,



Jessica Bailey
CPA Coordinator

Approved May 25, 2021