



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

JON MITCHELL
MAYOR

MINUTES
May 25, 2021
REMOTE MEETING

COMMITTEE MEMBERS

PRESENT:

Janine da Silva	Arthur Glassman
Melissa Chester-Letendre	Leona Fisher
Christopher Amaral	
Ross Nunes	

COMMITTEE MEMBERS

ABSENT:

Paula Robinson-Deare	Peter Blanchard
----------------------	-----------------

STAFF: Jessica Bailey, *CPA Coordinator*

Call to Order

Chair J. da Silva called the meeting to order at 6:01 p.m.

Call the Roll

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

New Business

Approval of February 11, 2021 minutes

MOTION to approve February 11, 2021 minutes

Moved by R. Nunes and seconded by A. Glassman

Motion passed 6-0

FY19 Ft. Taber Terreplein Study Update

The City submitted a letter informing the CPC of the decision to withdraw this project. Due to the impact of the pandemic upon both the City and department priorities, the project has been placed on hold.

MOTION to accept the letter submitted and to accept the withdrawal by the grantee and instructing Jessica Bailey, CPA Coordinator, to facilitate with the Auditor's Office the transfer of CPA funds from the project's CPA fund to the CPA Fund Balance by June 30, 2021.

Moved by R. Nunes and seconded by A. Glassman

Motion passed 6-0

Term Extension Requests

FY20 Hazelwood Park Fence & Gate

The Department of Parks, Recreation, and Beaches submitted a request for a term extension until June 30, 2022 to complete the project. The request is due to pandemic related delays.

MOTION to approve a term extension request for the FY20 Hazelwood Park Fence & Gate grant; new term end date of June 30, 2022.

Moved by R. Nunes and seconded by A. Glassman

Motion passed 6-0

FY20 Buttonwood Pond Stormwater Management

The Department of Parks, Recreation and Beaches submitted a request for a term extension until August 30, 2021 to complete the project. The request is made to allow for the design to be submitted to the Conservation Commission for review and complete any edits, if needed.

MOTION to approve a term extension request for the FY20 Buttonwood Pond Stormwater Management grant; new term end date of August 30, 2021.

Moved by R. Nunes and seconded by A. Glassman

Motion passed 6-0

FY20 Gilbert Russell House

The Women's Center submitted a request for a term extension until December 31, 2021 to complete the project. The request is due to pandemic related delays.

MOTION to approve a term extension request for the FY20 Gilbert Russell House grant; new term end date of December 31, 2021.

Moved by R. Nunes and seconded by A. Glassman

Motion passed 6-0

FY19 New Bedford Fire Museum

The Department of Facilities and Fleet Management and the New Bedford Fire Museum submitted a request for a term extension until December 20, 2021. The request is due to pandemic related delays in obtaining materials and staffing issues.

MOTION to approve a term extension request for the FY19 New Bedford Fire Museum grant; new term end date of December 20, 2021.

Moved by R. Nunes and seconded by A. Glassman

Motion passed 6-0

A Glassman asked if organizations with project extensions be eligible to apply in FY22. J. Bailey stated the CPC does not have that as a policy as there have been several projects with extensions that had sought and received additional funding in previous years. However, projects that have no history of successfully completing a project and have returned for additional funding have not been funded due to not having shown the capacity to complete a project. J. daSilva stated the CPC has not funded projects waiting to spend CPA funds due to obligations from other funders such as Hillman Firehouse. However, many of the extension requests have not been the fault of the organizations but due to the impact of the pandemic. J. Bailey also stated she has been speaking with all grantees to remind all of the need to complete projects within the original term as term extensions are not guaranteed moving forward.

Approval of FY22 Budget

J. Bailey reviewed the FY22 budget providing detail of the Revenue and Appropriations.

MOTION to approve the FY22 CPA Budget and submit to City Council.

Moved by R. Nunes and seconded by A. Glassman

Motion passed 6-0.

FY22 CPA Plan Review Hearing

J. Bailey stated the June 15, 2021 lifting of the Governor's Emergency Order allowing meetings to be held remotely impacts this hearing. The Governor filed emergency legislation to allow certain aspects of the order, including remote meetings, to continue until September 1, 2021. If approved in time, the hearing can be held remotely. Moving forward, this Review Hearing will fulfill the annual meeting requirement of CPA.

Leveraged Funding – Report to City Council

J. daSilva stated the report was submitted to City Council. Report was created by J. Bailey and J. daSilva stated she did an excellent job. The report provided an overview of the projects receiving CPA that have leveraged other funding. J. Bailey provided an overview of the report – over \$6.9 million has been received by CPA projects from leveraged funds vs. \$6.8 million in CPA funding awarded over the past 4 years – more than a dollar for dollar return on the CPA investment. J. daSilva stated the report should be posted on the CPA webpage as it is a public document which will be presented to City Council at their May 27, 2021 meeting. A. Glassman stated he agreed the information is important to share with the public. J. Bailey stated she anticipates the leveraged amount will grow as projects move forward. The project closeout report will now request that information so it can be added to the leverage tracking.

Old Business

FY21 Recommendations Update

J. Bailey stated the City Council approved all FY21 recommendations on April 8, 2021. She is processing the memorandum of agreements and grant agreements for the 18 grants approved and anticipates having all but one project's agreement executed by July 1, 2021. She stated she anticipates carrying 12 projects from FY18-FY20 into FY22.

New Bedford Art Museum

J. Bailey stated the Art Museum had requested clarification of the lease term the CPC requires for the project to successfully apply for FY22 funding. She brought the question to the CPC to confirm the CPC's requirements as the minutes from the January 26, 2021 meeting did not clearly state the number of years. A. Glassman stated he didn't remember stating an actual number of years. R. Nunes stated he remembered discussing a long term lease and used the Zeiterion project as an example. J. Bailey stated a 99-year lease is required for state and federal tax credits which is approximately \$2.1 million of the Art Museum's project budget. There are legal issues to be resolved and the home rule petition to be submitted in order for the City and the Museum to enter into a 99 year lease. A lease protects the public investment/benefit in the project. R. Nunes stated his concern is the ability of the project to move forward without a long term lease due to the historic tax credits requirement. J. daSilva stated the long term lease is necessary for them to receive tax credits. Her concern is the timeline for obtaining the lease and completing the plans. M. Chester-Letendre stated if the plans are completed now but the lease takes five years, would the plans need review and revision. J. Bailey stated the CPC has established criteria for reviewing projects. Projects must be shovel ready and should be eligible to apply for all funding detailed in the project budget. For this project, the lack of a long term lease impacts the ability to apply for historic tax credits. Additionally, the CPC requires protection of the public investment/benefit through either a restriction or a long term lease. Other projects have applied and been denied funding due to one or more of these requirements not being met.

R. Nunes stated the precedents the CPC has set with other projects is necessary to be consistent and provide a standard. A. Glassman stated he agreed, and the consistency is important. J. Bailey stated the CPA application does not state the applicant must hold a long term lease on the building. The only requirement is a project on city owned property must have the controlling city department as the lead applicant. R. Nunes asked if the application language could be updated. J. daSilva stated the 99 year lease allows the organization to control the building. J. Bailey stated the Museum is meeting with the Mayor's Office and will provide an status update on the home rule petition. R. Nunes stated adding language to the application to clarify the requirement for FY22 is necessary to protect the public funds and set the standard. J. daSilva stated it is important to set the policy guidelines and must be clear about the requirements.

MOTION to request Jessica Bailey, CPA Coordinator, review and amend the FY22 plan language concerning non-profits operating in city owned property and the lease requirement for inclusion in the FY22 plan.

Moved by R. Nunes and seconded by A. Glassman

Motion passed 6-0.

Any other business that may properly come before the Committee

None at this time

Next Meeting Date: June 22, 2021 FY22 CPA Plan Review Hearing – Location TBD

Adjourn

There being no further business, a motion to adjourn was moved by R. Nunes and seconded by A. Glassman. The motion carried 6-0. The meeting was adjourned at 7:20 p.m.

Documents and Exhibits

- Agenda
- February 11, 2021 minutes
- Ft. Taber Terreplein Study withdrawal letter
- FY20 Hazelwood Park Fence & Gate term extension request
- FY20 Buttonwood Pond Stormwater Management term extension request
- FY20 Gilbert Russell House term extension request
- FY19 New Bedford Fire Museum term extension request
- FY22 CPA Budget
- Leveraged Funding Report to City Council

Respectfully submitted,



Jessica Bailey
CPA Coordinator

Approved June 22, 2021