



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

JON MITCHELL
MAYOR

MINUTES
November 30, 2021
REMOTE MEETING

This meeting was held remotely consistent with the Governor's Executive Order suspending certain provisions of the Open Meeting Law as signed on March 12, 2020 and extending through April 1, 2022.

COMMITTEE MEMBERS

PRESENT:

Janine da Silva	Arthur Glassman
Melissa Chester-Letendre	Leona Fisher (6:03)
Jody Seivert	Peter Blanchard
Ross Nunes	Christopher Amaral

COMMITTEE MEMBERS

ABSENT:

All members present

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 October 26, 2021 minutes

MOTION to approve October 26, 2021 minutes

Moved by A. Glassman and seconded by R. Nunes

Motion passed 8-0

Review of FY22 Application Submissions

J. Bailey reported seventeen applications were received for consideration by the CPC. She shared the priority ranking of submitted Department of Parks, Recreation and Beaches applications: Save the Bells, City Wide Signage, and Brooklawn Skate Park Design. She provided a brief overview of each project's scope. All applicants were invited to do a January presentation; sixteen applicants chose to do a presentation.

J. Bailey presented a question which arose with the First Baptist Church application. Their Eligibility Determination referenced the Phase 3 work "*which will include interior finish work*". The application specifically requests funding for the handicap chairlift and for the ADA ramp and parking only. Her question

was if the CPC felt the Eligibility Determination project description and the application description were the same. The CPC reviewed the language. R. Nunes questioned if these were the same. The CPC determined the application scope fell under the Phase 3 work as stated in the Eligibility Determination form. The CPC directed J. Bailey to edit the Eligibility Determination form language to clarify exactly what is expected to be provided for the project description.

Historic Preservation/Community Housing projects

J. daSilva asked J. Bailey to share the article regarding The Columns with the CPC. J. Bailey shared the CPC will be reviewing applications similar to an unfunded project on the Cape which was a community housing and historic preservation project being developed by a private developer. Many projects receive state and federal funding to develop blighted properties which may fill both a historic preservation need and a community housing need.

J. daSilva provided an overview of the project, The Columns, which has historic value and was on the Massachusetts Most Endangered list in 2018. The CPA funding request was for the difference to do the project to the U.S. Secretary of the Interior standards. The Town Meeting declined to fund it which may lead to demolition. She brought this project to the CPC's attention, so the members are aware of what other communities are doing with CPA funds.

A. Glassman asked if this relates to the Holy Family application. J. daSilva stated she was not pointing out a particular project but wanted to share the information as it was a different perspective. J. Bailey stated the CPC prefers to not fund projects by private for-profit organizations, but some projects may only be developed by such organizations. R. Nunes asked if Holy Family was to be all community housing and A. Glassman confirmed it was. J. Seivert stated the project has a mix of one bedroom and studio.

J. Bailey asked the CPC members to pick up their application binders and flash drives by December 13th.

Capitol Theatre FY20 Term Extension Request

J. Bailey presented the term extension request for the project. The extension request is due to the continued delay in the execution of the environmental review needed for the HOME funds and the HUD choice limiting action restriction.

MOTION to approve a term extension to June 30, 2022 for the FY20 Capitol Theater project.

Moved by R. Nunes and seconded by A. Glassman

Motion passed 8-0

MHC Abolition Row & Mechanics Lane Historic Properties Survey Grant

J. Bailey described the opportunity to apply for a Massachusetts Historic Commission Survey and Planning grant to create an inventory of the Abolition Row and Mechanics Lane Local Historic Districts (LHD). The grant will need a matching grant for which CPA funding can be used. J. daSilva explained the makeup of the two LHDs and why the inventories are important for historic planning purposes. M. Chester-Letendre abstained due to her ownership of a property in one of the LHDs. R. Nunes asked what the Administrative Fund balance. J. Bailey stated it is about \$74,000.

MOTION to approve providing a \$12,000 matching grant from the CPA Administrative Fund

Moved by R. Nunes and seconded by A. Glassman

Motion passed 7-0-1

Historic Preservation Restrictions

J. Bailey explained the need to hire an outside consultant to draft five historic preservation restrictions required for certain FY18 – FY20 projects. Due to COVID impacting staff capacity and office priorities, the creation of these restrictions has been delayed. In order to comply with the grant agreements, these restrictions must be completed. J. Seivert asked why the CPC would not approve since it is a requirement. J. Bailey explained the CPC allows the CPA Coordinator to spend up to \$1,000 without CPC approval. Approval will be needed for the consultant since it will be more than \$1,000. J. Bailey reviewed what is contained in a historic preservation restriction and the process by which it is created, approved, and recorded. The CPC discussed and agreed to request

MOTION to request the Department of Planning seek quotes for a historic preservation consultant to create historic preservation restrictions and present to the CPC for approval.

Moved by R. Nunes and seconded by P. Blanchard

Motion passed 8-0

Old Business

Project Status

J. daSilva asked if there are any new project updates. J. Bailey stated she will be sending reminder emails next week to all open projects; all must provide a quarterly report by early January. J. Bailey stated the New Bedford Fire Museum project may need an extension due to product delays. R. Nunes stated an extension due to factors outside their control are acceptable. J. Bailey stated several projects are moving along and should be wrapping up soon. R. Nunes stated there is a need to track ARPA funding distributed in the future and how that impacts CPA requests which J. Bailey will do for the CPC.

Any other business that may properly come before the committee

R. Nunes announced his resignation after this funding round. He always wants to give all he can and his work obligations have increased which prevents him from being able to do that. All members stated how much they will miss working with him and what he brought to the CPC.

Adjourn

There being no further business, a motion to adjourn was moved by R. Nunes and seconded by J. Seivert. The motion carried 8-0. The meeting was adjourned at 7:14 p.m.

Next Meeting Date: December 13, 2021 REMOTE MEETING

Documents and Exhibits

- Agenda
- October 26, 201 minutes
- FY22 Application Submission spreadsheet
- FY22 First Baptist Church Eligibility Determination and Application
- FY20 Capitol Theater Term Extension Request
- MHC Abolition Row and Mechanics Lane Historic Property LOI

Respectfully submitted,



Jessica Bailey

CPA Coordinator

approved December 13, 2021