



JON MITCHELL
MAYOR

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

MINUTES
January 11, 2022
REMOTE MEETING

COMMITTEE MEMBERS

PRESENT:

Janine da Silva	Arthur Glassman
Melissa Chester-Letendre	Jody Seivert
Leona Fisher	Peter Blanchard
Christopher Amaral	Ross Nunes

COMMITTEE MEMBERS

ABSENT:

None

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.

Brief Introduction to CPA and the CPC

J. Bailey gave a brief presentation describing the Community Preservation Act, the FY22 application process, and funds available for FY22.

Public Presentations

Digitization of Maritime Records

Jodi Goodman, Special Collections Librarian – New Bedford Free Public Library, presented the application which would fund the second phase of the digitization of maritime logbooks and journals held by the Library.

In response to R. Nunes, J. Goodman stated the difference in the quotes was due to Northeast Document Conservation Center providing more deliverables such as TIF and JPEG files which this project does not need. Internet Archive provides all the services needed for this project which is the mounting and online storage for the files. Internet Archives also allows for public downloads.

In response to J. daSilva, J. Goodman stated if she needs a jpeg or tif of a digitized piece, she can ask Internet Archive to provide. The cost, if any, is minimal and less than the cost of maintaining the deliverables that Northeast Document would provide.

In response to C. Amaral, J. Goodman stated if Internet Archives closes in the future, there would be advance notice and a TIF file would have to be created by IA for each for the library to receive. She did not feel this was a concern.

In response to R. Nunes, J. Goodman stated she was not sure if there was language in the agreement with Internet Archive in the event of a data loss at no charge to the library. She will review the agreement and submit the answer to the CPC via J. Bailey.

In response to J. daSilva, J. Goodman stated working with Internet Archive has been a dream and wonderful to work with on this project. They are very accommodating and generous with their time.

Public Comments

There were no public comments for this project application.

Temple Landing II

Cory Fellows, Vice President - POAH, presented the application which would fund the proposed development of Temple Landing II, a 27 unit affordable housing (62+ senior housing and persons with disability). He clarified the application request amount should be \$319,189 for FY22. The \$500,000 amount on the application is a combination of the FY22 ask and the FY20 grant of \$180,811.

In response to C. Amaral, C. Fellows stated the units will be highly energy efficient with features such as triple pane windows, roofing, siding, insulation, high efficiency lighting, and low flow plumbing. Utility costs to residents will be minimal as POAH pays for cooling and heating.

In response to M. Chester-Letendre, C. Fellows stated the actual construction break ground in first quarter of 2023 if state funding received summer 2022. Anticipate a 12 to 14 month construction period. POAH is moving away from fossil fuels in all its properties. This project may utilize energy recovery ventilators which are electric based.

In response to J. daSilva, C. Fellows stated the project will be solar ready to accommodate future use of solar panels.

In response to R. Nunes, C. Fellows stated this ask would be the last one if project is awarded state funding. Once state funding is received, any gap will be addressed by design changes, scope of project, or adding more POAH funding if needed. POAH would not request any additional funding after this application.

In response to P. Blanchard, C. Fellows stated the CPA funding does show local commitment to DHCD, however, every piece of the funding matters for the overall project.

In response to C. Amaral, C. Fellows stated if the CPC awarded less than requested, it would not count against the project for DHCD funding. The FY20 CPA award was helpful for the local match. He did not know if there was an amount less than the request that DHCD would look at their application differently. POAH is open to a different award amount if the CPC felt that was appropriate.

Public Comments

There were no public comments for this project application.

Cliftex II

Lauren Canepari, Senior Project Director – Winn Development, presented the application which would fund Cliftex II phase to build out an adult day health facility. The application requested amount has been amended to \$86,000 from \$250,000. This new amount encompasses only the historic preservation work eligible under CPA.

In response to J. Seivert, L. Canepari stated the request is now \$86,000 which encompasses masonry repairs/restoration and six windows which are currently bricked up. The original amount of \$250,000 included the buildout of the adult day health facility which is not all eligible under CPA.

In response to M. Chester-Letendre, L. Canepari stated the handicap lift is not included in the \$86,000 request.

In response to C. Amaral, L. Canepari stated the request fills the gap; other funding sources would need to be found depending upon the amount awarded by the CPC. Winn is confident they can create this space but funding will affect timeline.

Public Comments

There were no public comments for this project application.

James Arnold Mansion Roof Final Phase

Paul Pawlowski, JAMI, Inc. Board Member, presented the application which would fund the final phase of roof repairs.

In response to P. Blanchard, P. Pawlowski stated he had attempted to get quotes from two local vendors who never responded to the request. Cazeault has provided two quotes and has done excellent work in previous phases.

In response to M. Chester-Letendre, P. Pawlowski stated a rubber roof will be installed on the flat surfaces.

J. Bailey provided an update to the CPC regarding this applicant's FY21 grant. The roof phase has been completed and the entire project is on track to be completed by the end of the fiscal year.

Rick Porteus, Board President of JAMI, stated the board was very grateful for past CPC support and for the opportunity to present tonight.

Public Comments

There were no public comments for this project application.

Gallery X Painting

Zachary White, Executive Director, presented the application which would fund the exterior painting of the building and steeple. Due to additional quotes received, the grant amount requested has been reduced to \$86,000 from \$98,000 as the project budget has been reduced from \$118,000 to \$106,000.

In response to R. Nunes, Z. White stated the work is cosmetic only. An architect reviewed the building last summer and wrote a report included with the application stating there are no areas of concern.

In response to J. Seivert, Z. White stated at the time of application, there were only two written quotes received. Two additional quotes were received and based upon these quotes, they felt the budget range was lower due to the \$124,000 quote being significantly higher than the other three quotes. All other quotes included carpentry work as well.

In response to C. Amaral, Z. White stated carpentry repairs are included in the quotes and are part of the budget. A paint analysis is not being completed because past news articles have always referred to the color of the building as white with a dark green louver on the steeple. They intend to follow historic dark green.

In response to P. Blanchard, Z. White stated the vendors are all local.

In response to J. daSilva, Z. White stated the roof was done in 2016; gutters were done in 2018. Windows and storms are not part of the scope of work for this project as the windows need to be re-done; windows have leaded glass which need restoration. Only 3 full sides can be completed due to the eastern wall have an inaccessible space between the gallery and the neighboring building. The 1772 Foundation has invited the gallery to apply for this funding round. The private fundraiser has raised \$11,500 to date for this project. In addition, there is \$5,000 set aside for contingency. The quotes provide a breakdown in two stages if the project does not receive full funding.

In response to R. Nunes, Z. White stated the steeple is about 60% of the budget, \$58,000, vs \$48,000 for building. Staging costs impact the steeple phase more than building phase.

Public Comments

There were no public comments for this project application.

New Business

None at this time.

Any other business that may properly come before the Committee

Melissa Chester-Letendre re-appointment

J. Bailey has submitted her re-appointment letter to Mayor Mitchell for his consideration. Her term expires April 2022.

Butler Flats Lighthouse FY19

J. Bailey submitted this project's quarterly update directly to the CPC for their review due to the details contained within the email. A. Glassman stated he felt the project was moving forward but not much progress made during the last quarter. J. daSilva stated she is hopeful the project can move forward using possibly ARPA funds so this landmark can be preserved.

Quarterly project spreadsheets

J. Bailey stated she will be submitting the quarterly project updates the following week due to delays in receiving information from various grantees – many are out due to illness. This quarter is vital to determine if each project will be completed by their grant's term end date. Any project needing a term extension will need to submit a request to the CPC by mid-May. She will be speaking with Temple Landing II FY20 regarding their timeline and the potential need for a term extension. She stated she has not received any communication from the FY21 Verdean Veterans Memorial Hall since September 2021 despite repeated meeting requests and update request. J. daSilva stated the CPC may need to send a letter via registered mail. R. Nunes agreed the CPC needs to be proactive and notify the organization in writing. M. Chester-Letendre asked if there was another contact. J. daSilva and R. Nunes both stated they have spoken informally to others associated with the organization over the past months.

Next Meeting Date: January 20, 2022 FY22 CPA Application Presentations - REMOTE MEETING

Adjourn

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

The motion carried 8-0. The meeting was adjourned at 7:43 p.m.

Documents and Exhibits

- Agenda
- Application Presentations

Respectfully submitted,

A handwritten signature in blue ink that reads "Jessica Bailey". The signature is written in a cursive style.

Jessica Bailey
CPA Coordinator
Approved January 20, 2022