



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

**JON MITCHELL**  
**MAYOR**

**MINUTES**  
**February 10, 2022**  
**REMOTE MEETING**

**COMMITTEE MEMBERS**

**PRESENT:**

Janine da Silva	Arthur Glassman
Melissa Chester-Letendre	Leona Fisher
Christopher Amaral	Peter Blanchard
Ross Nunes	Jody Seivert (left 7:00 p.m.)

**COMMITTEE MEMBERS**

**ABSENT:**

None

**STAFF:** Jessica Bailey, *CPA Coordinator*

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**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.

**New Business**

**Approval of February 2, 2022 minutes**

**MOTION to approve February 2, 2022 minutes**

Moved by R. Nunes and seconded by A. Glassman

**Motion carried 8-0**

*Vote Relative to the FY22 Projects and Funding Recommendations to City Council*

1) **Cliftex II**

This applicant requests funding for the adaptive re-use of the historic Cliftex textile mill into community housing for seniors 55 and older with an adult day health facility. The funds will be used for the exterior and interior historic restoration of the mill space which will be converted into an adult day health facility. Project will follow U.S. Secretary of the Interior Standards for Rehabilitation.

**Seeking \$86,000 for the exterior and interior historic restoration of Cliftex II.**

*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 \$40,436 from the Historic Resource Reserve Fund and \$45,564 from the Budgeted Reserve Fund for an \$86,000 grant to Winn Development for the Cliftex II 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 an 8-0 vote.**

2) **Digitization of Maritime Records: Whaling Logbooks**

This applicant requests funding to complete the digitization of the New Bedford Free Public Library's whaling logbook collection which will ensure the preservation of the books and provide expanded public access to the entire collection.

**Seeking \$14,000 for the digitization and preservation of 143 whaling logbooks.**

*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 \$14,000 from the Budgeted Reserve Fund for a grant to the City of New Bedford – Free Public Library for the Digitization of Maritime Records: Whaling Logbooks 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 an 8-0 vote.**

3) **Digitization of the Milton Silvia Negative Collection Part II**

This applicant requests funding to complete the digitization, conservation, and archiving of this collection which contains over 100,000 negatives documenting the people and places of New Bedford from 1964-1986. The project will also provide public access to the images.

**Seeking \$20,000 for the digitization, conservation, and archiving of this collection.**

*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 \$20,000 from the Budgeted Reserve Fund for a grant to Spinner Publications, Inc. for the Digitization of the Milton Silvia Negative Collection 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 an 8-0 vote.**

4) **First Baptist Church Restoration Project**

This applicant requests funding for site improvements and historic restoration which include installation of an ADA compliant chair lift, ramps, and historically accurate lighting. Project will follow U.S. Secretary of the Interior Standards for Rehabilitation.

**Seeking \$108,000 for site improvements and historic restoration.**

*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 \$108,000 from the Historic Resource Fund for a grant to Your Theatre, Inc. and Waterfront Historic Area**

**League, Inc. (WHALE) for the First Baptist Church Restoration 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 an 8-0 vote.**

5) **Gallery X Painting**

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

**Seeking \$86,000 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 \$86,000 from the Budgeted Reserve Fund for a grant to Gallery X, Inc. for the Gallery X Painting 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 an 8-0 vote.**

6) **George Washington Portrait Conservation**

This applicant requests funding for the conservation of the George Washington portrait from the New Bedford Free Public Library's art collection which will preserve the painting and provide expanded public access.

**Seeking \$26,000 for the conservation of the George Washington portrait.**

*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 the City of New Bedford – Free Public Library for the George Washington Portrait 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 J. Seivert **Approved by an 8-0 vote.**

7) **James Arnold Mansion Roof Final Phase**

This applicant requests funding to repair the final section of the original roof area. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

**Seeking \$100,000 for roof 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 \$100,000 from the Budgeted Reserve Fund for a grant to the James Arnold Mansion, Inc. for the James Arnold Mansion Roof Final Phase project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.**

Moved by M. Chester-Letendre and seconded by L. Fisher **Approved by an 8-0 vote.**

8) **LGBTQ+ Community Center Handicap Accessibility**

This applicant requests funding to create handicap access to the building which includes an elevator and exterior ramp and the construction of handicap accessible bathrooms. 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 \$200,000 from the Fund Balance for a grant to South Coast LGBTQ Network, Inc. for the LGBTQ+ Community Center Handicap Accessibility 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 an 8-0 vote.**

9) **New Bedford Whaling Museum Bourne Masonry Repair**

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

**Seeking \$187,500 for masonry restoration work on all exterior elevations of the Bourne 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 \$187,500 from the Budgeted Reserve Fund for a grant to Old Dartmouth Historical Society for the New Bedford Whaling Museum Bourne Masonry Repair project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.**

Moved by M. Chester-Letendre and seconded by J. Seivert **Approved by an 8-0 vote**

10) **Rotch Jones Duff House Masonry Repairs**

This applicant requests funding for the preservation and repair of exterior masonry elements. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

**Seeking \$142,900 for the preservation and repair of exterior masonry at the Rotch Jones Duff 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 \$50,604 from the Budgeted Reserve Fund and \$92,296 from the Fund Balance for a \$142,900 grant to Rotch Jones Duff House & Garden Museum, Inc. for the Rotch Jones Duff House Masonry Repairs 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 an 8-0 vote**

11) **Strand Theater Restoration**

This applicant requests funding for the exterior restoration and repair to the building façade. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

**Seeking \$300,000 for the exterior restoration and repair to the building façade.**

*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 \$300,000 from the Budgeted Reserve Fund for a grant to Cape Verdean Association in New Bedford for the Strand Theater Restoration 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 an 8-0 vote**

**12) Thomas Department Store Envelope Assessment**

This applicant requests funding for an envelope assessment of the historic Thomas Department Store building. Project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.  
**Seeking \$15,000 for a building envelope assessment.**

*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 \$15,000 from the Budgeted Reserve Fund for a grant to Freedom Trust for the Thomas Department Store Envelope Assessment project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.**

Moved by M. Chester-Letendre and seconded by J. Seivert **Approved by an 8-0 vote**

**13) Brooklawn Skate Park Design Phase I**

This applicant requests funding for the creation of design drawings, construction drawings, and budget for a renovated skate park at Brooklawn Park.  
**Seeking \$25,000 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 \$22,000 from the Open Space/Recreation Reserve Fund for a grant to the City of New Bedford Department of Parks, Recreation, and Beaches and the Friends of Brooklawn Park for the Brooklawn Skate Park Design 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 R. Nunes **Approved by an 8-0 vote**

**14) City Wide Signage**

This applicant requests funding for the design phase of the project to create standardized, comprehensive signage for all City parks.  
**Seeking \$24,000 for the design phase of the city wide signage project.**

*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 \$24,000 from the Open Space/Recreation Reserve Fund for a grant to the City of New Bedford**

**Department of Parks, Recreation, and Beaches for the City Wide Signage 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 an 8-0 vote**

**15) Holy Family Apartments**

This applicant requests funding for the adaptive re-use of the former Holy Family High School, a 15 unit community housing project. The funds will be used for the handicap lift and exterior improvements.

**Seeking \$175,000 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 \$54,836 from the Community Housing Reserve Fund and \$120,164 from the Budgeted Reserve for a \$175,000 grant to Holy Family Apartments for the Holy Family Apartments project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement.**

Moved by M. Chester-Letendre and seconded by J. Seivert **Approved by an 8-0 vote**

**16) Temple Landing II**

This applicant requests funding for the creation of 26-units of new affordable housing for seniors (age 62+) which is ADA compliant and incorporates Passive House Design.

**Seeking \$319,189 for the creation of 26-units of new affordable housing for seniors (age 62+) which is ADA compliant and incorporates Passive House Design.**

*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 \$93,600 from the Community Housing Reserve Fund for a grant to POAH United Front Four LLC for the Temple Landing II 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 an 7-1 vote**

**17) Save the Bells Tower**

This applicant requests funding for the construction and installation of a 34' bell tower in Clasky Common Park.

**Seeking \$244,374 for construction and installation of a 34' bell tower in Clasky Common Park.**

*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 Clasky Common Park project, however, encourages the applicant to resubmit at a future funding round.**

Moved by M. Chester-Letendre and seconded by A. Glassman **Approved by an 8-0 vote**

Post vote, J. Bailey stated the applicants will be notified on February 11, 2022 of the CPC's vote. In addition, the City Council will be notified via memo from J. daSilva, on behalf of the CPC. The FY22 funding recommendation's

formal submission to City Council will be by March 3, 2022 to be included on the March 10, 2022 City Council meeting agenda. It is anticipated the recommendations will be referred to Finance Committee at that time.

## **Old Business**

### *Status of all open CPA Grants*

J. Bailey provided an update on FY18-FY21 open grants. Any grantees needing to request a term extension beyond June 30, 2022 will be directed to submit a written request for the CPC's consideration at their May 31, 2022 meeting.

FY18 – one open grant:

- Zeiterion Marquee grant will be completed this spring.

FY19 – three open grants:

- Butler Flats provided an update in early January, term ends December 2023
- New Bedford Fire Museum is in process, anticipated to be completed by this spring
- Zeiterion Marquee grant may be completed by June 2022

FY20 – six open grants:

- Capitol Theater may need a term extension beyond June 2022 due to HOME funding provision
- Whaling Logbooks in process, anticipated to be completed by June 2022
- Gilbert Russell House in process, anticipated to be completed this spring
- Hazelwood Bowling Green Fence built, waiting to be installed this spring
- Hillman Firehouse will need a term extension beyond June 2022 due to HOME funding provision
- Temple Landing II will need a term extension beyond June 2022 due to delayed construction timeline

FY21 – 17 open grants:

- Abolition Row Park construction will take place in spring
- 117 Union Street in process, term end date will be June 2023
- Haskell Bird Coops in process, anticipated completion this spring
- City Clerk Record in process, anticipated completion this spring
- Gilbert Russell House in process, anticipated completion this spring
- Riverside Park in process, anticipated completion this spring
- Island Park in process, was before Planning Board, may need term extension. A. Glassman stated the project appeared before the Planning Board previous evening; project received approval so anticipated construction beginning this spring.
- JAMI in process, anticipated completion this spring
- LGBTQ Community Center in process, anticipated completion this spring
- NB Whaling Museum in process, anticipated completion this spring
- Outdoor Classrooms in process, anticipated completion this spring
- RJB House in process, anticipated completion this spring
- Seamen's Bethel in process, final disbursement request to be submitted soon
- W.A. Wall Paintings in process, anticipated completion this spring
- Verdean Vets Hall has not submitted a quarterly status report as required nor been in communication since their grant agreement was executed in September 2021. J. daSilva asked if providing quarterly reports is required in grant agreement. J. Bailey stated the grant agreement does state a quarterly report provision is in the grant agreement. R. Nunes stated a letter sent registered mail with a 30-day deadline should be sent to request a project status report. A. Glassman stated it should be on the record the CPC unanimously agreed a letter should be sent requesting a project status update. R. Nunes stated it should be for any project not complying with the quarterly requirement.

**MOTION:** The CPC Coordinator is directed to send a letter via registered mail to any grantee not providing to the CPC a quarterly project status report within 30 days of the quarterly deadline.

Motion by R. Nunes and seconded by C. Amaral **Motion carried 7-0**

**Any other business that may properly come before the Committee**

*Future meeting locations*

J. Bailey stated the third floor meeting room at the Main Branch of the New Bedford Free Public Library has been reserved for CPA meetings, hearings, and workshops from May to December 2022. An updated schedule has been sent to the CPC and posted on the webpage

*Ross Nunes resignation*

R. Nunes thanked the members of the committee and J. Bailey. He stated he knew the process would continue with thoroughness and fairness with equity in mind as the applications are reviewed. He also stated he knows the committee will hold grantees responsible as they use public funds for their projects. He stated he loved his time on the CPC and thanked all for the hard work and he enjoyed the last six years.

*Parks Board Representative*

Mary Rapoza informed J. Bailey Peter Boswell will be appointed by the Park Board at a future meeting to complete Paula Robinson-Deare's term which ends April 2023. It is anticipated he will be attending the May 31, 2022 meeting.

**Next Meeting Date:** May 31, 2022 6pm New Bedford Free Public Library Main Branch 3<sup>rd</sup> floor meeting room

**Adjourn**

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

The motion carried 7-0. The meeting was adjourned at 6:46 p.m.

**Documents and Exhibits**

- Agenda
- February 2, 2022 minutes

Respectfully submitted,



Jessica Bailey  
CPA Coordinator

*Approved May 31, 2022*