

## NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

### **STEP II**

# COMMUNITY PRESERVATION ACT PROJECT APPLICATION FY24

**Project Application Deadline:** 

### **NOVEMBER 17, 2023 by NOON**

No late submissions will be accepted.

Applicants must submit this application no later than Noon on Friday, November 17, 2023. *Please review the entire application packet before completing the application.* 

Applications will not be accepted--regardless of project eligibility—unless the STEP I Project Eligibility Determination Form was submitted and approved by the Community Preservation Committee.

COMMUNITY PRESERVATION COMMITTEE Department of City Planning
City Hall Room 303 | 133 William Street
(508)979-1488 cpa@newbedford-ma.gov





## CITY OF NEW BEDFORD COMMUNITY PRESERVATION ACT FY24 PROJECT APPLICATION

PROJECT INFORMATION – Please comple	ete all quest	tions					
PROJECT TITLE	Undergro	ound Ra	ilroad Cafe	e & Gallery Ll	_C	WARD	4
PROJECT LOCATION	213 Acu	shnet Av	enue, Nev	v Bedford MA	. 02740		
LEGAL PROPERTY OWNER OF RECORD	R. Carle	en Cord	well				
CPA PROGRAM CATEGORY	OPEN	SPACE		HISTORIC I	RESOURCE		
(Select relevant categories for your project)	RECR	REATION		HOUSING			
ESTIMATED START DATE	July 1	15, 2024	ESTIMA	ATED COMPLETI	ON DATE N	ov. 1, 20	)24
ONE SENTENCE DESCRIPTION OF PROJECT	restore b	ack to o	riginal stat	e			
APPLICANT INFORMATION							
APPLICANT ORGANIZATION NAME	Undergr	ound Ra	ilroad Cafe	e & Gallery LL	_C		
APPLICANT IS (Check only one)	☐ CITY D	EPARTMEN	IT     NON	-PROFIT	■ PRIVATE	GROUP/CI	TIZEN
CO-APPLICANT ORGANIZATION NAME (If applicable)	N/A						
CO-APPLICANT IS (Check only one)	☐ CITY D	☐ CITY DEPARTMENT ☐ NON-PROFIT ☐ PRIVATE GROUP/CITIZEN					TIZEN
PROJECT CONTACT PERSON	R. Carle	en Cord	well				
MAILING ADDRESS	213 Acu	shnet Av	enue, Nev	v Bedford, MA	A. 02740		
TELEPHONE NUMBER	5083333	8078 EM	AIL: carle	en168@gmail	.com		
BUDGET SUMMARY							
CPA FUNDING REQUEST (must match CPA request-line 1 of Project B	udget on po	age 8)	\$45,783.00				
TOTAL BUDGET FOR PROJECT			\$45,783.0	00			
SIGNATURES							
I/we attest that all information provided in t information has been excluded which might						_	
and/or the City of New Bedford to obtain ve	•		•		•		
restriction may be placed on the property as	a condition	1				· -	
APPLICANT NAME (printed)		CICNATURE					1/17/23
CO-APPLICANT NAME (printed)		SIGNATI	NATURE				
N/A						DATE:	

#### **Submission Checklist**

The following items should be organized on your submitted flash drive in folders named for each applicable section below (e.g., Application, Financial, etc.). Please check off each item on this list if it is included in your submission packet. **Note: not all items will apply to each project.** 

APPL	ICATION
<b>✓</b>	Application Information (page 1)
1	Submission Checklist (this page)
$\checkmark$	Narrative/Project Management/Category Specific Section/Financial (pages 3-7)
$\mathbf{Z}$	Project Schedule – Project Budget – Funding Sources Summary (page 8)
<b>✓</b>	Construction Budget Summary – to be complete for construction projects ONLY (page 9)
	Certificate of Vote of Corporation and Tax Compliance Certification (page 10) must be completed by both applicant and co-applicant. Form must be completed by authorized board member. *Certificate of Vote named person must be different person from signer of the certificate.
FINA	NCIAL
V	1 written quote from a contractor and 1 cost estimate from an architect <b>OR</b> 2 written quotes from a contractor <b>(Quotes must be submitted with application – late submissions will not be accepted)</b>
	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
own	ERSHIP/OPERATION (NON-CITY)
	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project. <i>Applications will not be reviewed without this documentation</i> .
	Certificate of Good Standing (if operating as a corporation)
	501(c)(3) certification (if operating as a non-profit)
<b>V</b>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
сом	MUNITY SUPPORT
<b>\</b>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
	S & REPORTS
The fo	ollowing plans and reports, if available, will strength your application. <u>Submit in digital format only.</u>
	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISU	AL CONTRACTOR OF THE CONTRACTO
	Map of the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website.
$\checkmark$	Photos of the project site (not more than four views per site) Digital copies only.
	Catalog cuts (i.e. recreation equipment) if applicable.
FOR I	HISTORIC RESOURCE PROJECTS ONLY
	Documentation stating the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford.
<b>/</b>	Photos documenting the condition of the property. Digital copies only.
	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
V	I/We have read the <i>U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and understand that planning for and execution of this project must meet these standards.

#### **PROJECT NARRATIVE**

#### **1** GENERAL NARRATIVE (1000 Character Maximum)

- Describe the project's location, the property involved and its proposed use.
- Describe the proposed scope of work.

The Underground Railroad Café & Gallery building structure is located in central-south New Bedford, MA, 02740 at 213 Acushnet Avenue. The building structure was built in 1887 and is situated on the corner of Acushnet Avenue and Russell Street. The Underground Railroad Café & Gallery will open a licensed commercial and teaching kitchen facility where women and young parents can learn to cook, eat healthy, prepare affordable meals and make better educated nutrition choices. The space will feature local culinary artists and local artist of multiple mediums.

The proposed scope of work restores and rehabilitates an historic 1887 structure. The work includes storefront and historic window replacement; restoration of two wooden doors at the Cafe entrance; replacement of two exterior doors that provide access to the second floor; cellar door and installation; window replacements on the first and second floor; and all debris removal.

#### 2 COMMUNITY NEED (1000 Character Maximum)

- What community need(s) listed in the FY24 CPA Plan will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.
- How does the project preserve and enhance the character of New Bedford?

The building was a community market, soda fountain, small grocer and restaurant before its closing. Opening a teaching & commercial kitchen for locals to learn to cook, eat healthy, prepare affordable meals, and additionally help entrepreneurs, who cannot otherwise, access commercial kitchen space will strengthen community wellness and small business incubation. This project will address barriers, in its low-income neighborhood, that suppress healthy eating lifestyles.

This community kitchen space allows participants to share culturally diverse recipes, while preserving the stories and heritage of New Bedford's diverse community. Aligned with New Bedford Creative's, "place keeping," which is the "active care and maintenance of a place and its social fabric by the people who live and work there. It is not just preserving buildings but keeping the cultural memories

#### **3** GOALS & OBJECTIVES (1000 Character Maximum)

- Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.
- How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan or other current relevant planning documents?

The goal is to ensure the integrity of our historic building and the safety of people who utilize the space.

Specific objectives include:

Replace all windows on 1st and 2nd floor

Replace all exterior doors

Replace aluminum base under soffit

Repoint exterior brick where needed

The building has been an anchor in the neighborhood and has always been a social place to gather for community events and activities.

It is an irreplaceable property as it is among the first brick building in Old Bedford Village.

Restoration of the historic exterior

#### 4 MEASURING SUCCESS (1000 Character Maximum)

How will the success of this project be measured?

Succession will be measured by completion of:

- The Replacement of 20 Windows
- The Replacement of four exterior doors
- All Brick repointed where needed
- Replacement of Aluminum under the soffit

This will support the historic exterior restoration.

Funding from the Community Preservation Act will demonstrate the City of New Bedford's support of preserving our historic resources and respecting its cultural diversity.

#### **5** COMMUNITY SUPPORT (1000 Character Maximum)

• Explain the level of community support this project has received. If possible, please include letters of support from any groups or individuals who have endorsed this project.

This is a project that benefits its local neighborhood and the City of New Bedford residents.

The accompanying letters from other important New Bedford institutions, community organizations, and neighbors are a testimony to the importance of this space in our community.

#### **6** CRITICAL NEED (1000 Character Maximum)

- Is this project of an urgent nature?
- Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?
- For historic resource applications only, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional if available.

Underground Railroad Cafe & Gallery is located in the central-south New Bedford food desert. EPA's LFLP initiative recognized the need for a commercial kitchen in central-south New Bedford

In alignment with EPA's Local Food, Local Places (LFLP) initiative, Underground Railroad Cafe & Gallery, as a shared-use commercial kitchen facility, will support community wellness and small business incubation.

#### **PROJECT MANAGEMENT**

#### **1** APPLICANT INFORMATION (1000 Character Maximum)

- Describe applicant. Is applicant a public entity, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background?
- Identify and describe the roles of all participants (applicants, architects, contractors, etc.) including the project manager.
- Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.

Applicant, R. Carleen Cordwell is a New Bedford born and raised Cape Verdean-American and her Underground Railroad Cafe & Gallery is a private, for profit project that promotes neighborhood wellness through local nutrition options for a healthier quality of life. Applicant has 15 years in the food service industry.

The project goal is to house a commercial kitchen and teach young residents' skills for access to smarter and healthier food choices, budgeting, and family cooking and food preparation. Culinary entrepreneurs, small-scale producers, farmer's market vendors, chefs, cooking classes, caterers, bakers, food photographers, food trucks or any need of a certified kitchen will have an accessible, safe and affordable space to work from.

Contractor Cemat Construction will replace exterior doors and windows including trim and framing and PROJECT FEASIBILITY (1000 Character Maximum)

List and explain further actions or steps required for completion of the project, such as environmental
assessments, zoning or other permits and approvals, agreement on terms of any required conservation,
affordability or historic preservation agreements, subordination agreements, and any known or potential
barriers or impediments to project implementation.

Funding must be secured but no other action steps are needed for this project.

#### **3 PROJECT MAINTENANCE (1000 Character Maximum)**

- Please explain the long-term maintenance plan for the completed project.
- R. Carleen Cordwell, applicant, resides onsite. A neighborhood maintenance person regularly attends to the building upkeep and assists in managing contractors and vendors.
- Ms. Cordwell will manage all building projects and will train an intern on how to manage a community business.

#### COMPLETE FOR HISTORIC RESOURCE PROJECTS ONLY

#### **CPA Compliance (1000 Character Maximum)**

- Describe how the proposed project complies with the <u>U.S. Secretary of the Interior's Standards for</u> <u>Rehabilitation</u>, as required by the CPA legislation under the definition of rehabilitation.
- Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

The historic character of the property will be retained and preserved. There will be no removal of historic materials or alteration of features and spaces that characterize the property. Deteriorated historic features shall be repaired rather than replaced. Chemical or physical treatments such as sandblasting that cause damage to historic materials shall not be used.

Exterior building repairs and all wood trim or acceptable composites will replicate original details.

This project will follow the US Secretary of the Interior Standards as required.

#### **COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY**

CPA C	ompli	ance	(500	) Chara	cter M	laxi	mur	n)					
	,	••	,	.,		,			,.	 454/44455			

Describe how the proposed project complies with the <u>ADA/MAAB Regulations.</u>

#### COMPLETE FOR COMMUNITY HOUSING PROJECTS ONLY

#### **CPA Compliance (500 Character Maximum)**

- Describe how the proposed project complies with CPA affordability requirements (100% of AMI for New Bedford)
- Describe the number and types of units (e.g.: 1br, 2br).
- Provide a complete Development Budget and an Operating Budget (for rental properties).

#### PROJECT FINANCIAL INFORMATION

#### 1 FINANCIAL INFORMATION (2000 Character Maximum)

- Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. A bullet point list is acceptable.
- Will the project require CPA funding over multiple years? If so, provide estimated annual funding requirements.
- What is the basis for the total CPA request?
- How will the project be affected if it does not receive CPA funds or receives a reduced amount?

CPA (FY24) grant request, November 2023 (pending)

I'm the owner of the building, it is my primary residence, and have been solely responsible for the maintenance and upkeep of the property.

In the past 8 years there has been:

- Replaced new roof
- **Basement Renovation Completed**
- Installation P 2 new sump pumps and dehumidifier,
- Basement stair replacement

Seal secured walls to dry basement for storage and inventory. Upgraded the Ansul system With CJ Ansul Systems Working with MassSave for energy assessments and assistance. Reapplying to MA One Stop for 2024 funding to help complete the commercial, teaching facility.

#### PROJECT SCHEDULE - PROJECT BUDGET - FUNDING SOURCE SUMMARY

#### **PROJECT SCHEDULE**

Please provide a project timeline below, noting all project milestones. Please note the City Council must approve all appropriations of CPA funds. Grant funding will not be available for disbursement until July 1, 2024.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Set SOW	July 15, 2024
PROJECT MILESTONE:	Door & Window Removal	August 1, 2024
50% COMPLETION STAGE:	Door and Window Replacement & gutter	September 15, 2024
PROJECT MILESTONE:	Work inspections, Completed and final pay	October 15, 2024
PROJECT COMPLETION DATE:	November 1, 2024	

#### ANTICIPATED PROJECT BUDGET

Please include a **complete itemized budget** of all project expenses, including the proposed funding source for each expense, with your application. Note: CPA funds cannot be used for maintenance.

If the project received CPA funds in another fiscal year, please include this amount on a separate line, not on line 1.

FUNDING SOURCES EXPENSES						
	FONDING SOURCES	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA FY24***	\$	\$	\$	\$2200.00	\$2200.00
2		\$	\$	\$	\$9733.00	\$9733.00
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$33850.00	\$33850.00
5		\$	\$	\$	\$	\$
6		\$	\$	\$	\$	\$
7		\$	\$	\$	\$	\$
TO	TAL PROJECT COSTS	\$	\$	\$	\$45,783.00	\$45,783.00

<sup>\*</sup> Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

#### ANTICIPATED FUNDING SOURCE SUMMARY

Please explain the current status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

	FUNDING SOURCE	STATUS OF FUNDING
1	CPA	PENDING
2		
3		
4		
5		
6		
7		

<sup>\*\*</sup> Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

stststNew Bedford CPA (Line 1) amount should match the amount requested on the application cover page.

## CONSTRUCTION BUDGET To be completed for construction projects only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs	<u> </u>		
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction con	tract)		
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvemen	t Costs		
New Construction	\$	\$	\$
Rehabilitation	\$45,783.00	\$	\$45,783.00
Performance bond premium	\$	\$	\$
Construction contingency (30%)	\$	\$	\$
Other		\$	\$
Architectural and Engineering (See <a href="https://www.mass.gov/files/design_fee_sc">https://www.mass.gov/files/design_fee_sc</a>	hedule- dsb 2015 20	<u>07.pdf</u>	
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs	-		
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Manager	ment Costs		_
Marketing/management	\$	\$	\$
Operating/Maintenance	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	<b>\$</b> 45,783.00

## CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING EXECUTION OF CORPORATE AGREEMENTS

At a meeting of the Board of				
	at which a quorur	m was present and acting	g throughout, the following	vote was duly
adopted.				
VOTED: That	(ре	erson), the	(title) of the cor	poration, be and
hereby is authorized to affix documents with the City of				
Proposals, Deeds, Purchase				
Indemnifications; and also t		· ·		
performance of said contra			·	•
he/she, by the execution th	ereof, shall deem pro	per.		
A TRUE COPY, ATTEST:				
,				
Name (printed)		<del></del>		
Name (printeu)				
		(Affix Corporate Sea	al)	
Signature				
Title		 Date		
	TAY CO	MPLIANCE CERTIFIC	:=====================================	
	TAX COI	IVIF LIANCE CENTIFIC	JATION	
Pursuant to Chapter 62C of	the Massachusetts G	eneral Laws, Section 494	A(b). I, the undersigned, aut	horized signatory for
the below named contracto			-	
complied with all laws of th	•	,		
contractors, and withholdin		-	o taxes, reporting or emplo	yees and
contractors, and withholdin	ig and remitting ciliu	support.		
Signature		Print Name		
Organization name		Federal Tax ID #		
Date				



## CITY OF NEW BEDFORD COMMUNITY PRESERVATION ACT FY24 PROJECT APPLICATION

PROJECT INFORMATION - Please complete	te all quest	ions					
PROJECT TITLE	Undergro	ound Rail	road Cafe	e & Gallery LL	.C	WARD	4
PROJECT LOCATION	213 Acus	shnet Ave	enue, Nev	v Bedford MA	. 02740		
LEGAL PROPERTY OWNER OF RECORD	R. Carle	en Cordw	ell				
CPA PROGRAM CATEGORY	OPEN	SPACE		HISTORIC P	RESOURCE		
(Select relevant categories for your project)	RECR	EATION		HOUSING			
ESTIMATED START DATE	July 1	5, 2024	ESTIMA	ATED COMPLETION	ON DATE	Nov. 1, 20	)24
ONE SENTENCE DESCRIPTION OF PROJECT	restore b	ack to or	iginal stat	e			
APPLICANT INFORMATION							
APPLICANT ORGANIZATION NAME	Undergro	ound Rail	road Cafe	e & Gallery LL	.C		
APPLICANT IS (Check only one)	☐ CITY D	EPARTMENT	non 🗌	-PROFIT	PRIVA	TE GROUP/CI	TIZEN
CO-APPLICANT ORGANIZATION NAME (If applicable)	N/A						
CO-APPLICANT IS (Check only one)	☐ CITY D	EPARTMENT	r □ non	-PROFIT	☐ PRIVA	TE GROUP/C	ITIZEN
PROJECT CONTACT PERSON	R. Carle	en Cordw	ell				
MAILING ADDRESS	213 Acus	shnet Ave	enue, Nev	v Bedford, MA	A. 02740		
TELEPHONE NUMBER	5083333	078 EMA	IL: carle	en168@gmail	.com		
BUDGET SUMMARY							
CPA FUNDING REQUEST		YA CELLE	¢45.700.4				Albert MS
(must match CPA request-line 1 of Project B	udget on po	ige 8)	\$45,783.00				
TOTAL BUDGET FOR PROJECT			\$45,783.0	00			
SIGNATURES							
I/we attest that all information provided in t information has been excluded which might	I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I/we acknowledge and agree that a permanent						
APPLICANT MAME (printed)	SIGNATU	RE	- 1		1	1/17/23	
1 Carles Cordu	1 Carles Growell Ro				211	DATE:	1717720
CO-APPLICANT NAME (printed)		SIGNATU	RE				
N/A						DATE:	

The creation of a community teaching kitchen space proposed by Carleen Cordwell is another example of leadership dedication in our community. Coming from a community development background, I have a great appreciation for anyone who strives to keep the history and culture alive and vibrant in the neighborhood. Most of all, to consider creating a space such as a commercial teaching kitchen facility for entrepreneurs is brilliant. The space has been many things, including a grocery store, a soda fountain and a restaurant and now the time has come to develop a space for learning and sharing in a place that historically was meant to feed and nurture the people in our community.

I want to thank you for your consideration of this application and for the continued support for our community.

Sincerely,

Jeanne M. Costa

599 Union St.

New Bedford MA 02740

508.999.1223

Mass Development

99 High Street

Boston MA 02110

March 12, 2023

Re Underground Railroad Café / Underutilized Property Program Application

Dear Review Committee,

I am writing this letter in support of the Underground Railroad Café's application to Mass Development's Underutilized Property Program.

As a lifelong resident who was born and raised in this particular community, I truly understand what it means when disinvestment and redevelopment in neighborhoods occurs without much consideration given to the richness of the cultures of ethnic groups such as the Cape Verdean community that thrived for years dating back to the whaling days.

Our community has suffered tremendously with family displacement, some blighted houses from absentee landlords and as a food desert since the redevelopment and creation of route 18. At one time we were a bustling and thriving community with a richness of cultured neighborhoods that spanned from the East on Water Street, South on Potomska, West on County and North on School Sts. Personally, I could probably tell you the names of the families who lived in each apartment, home and those who resided in the Bay Village.

Within those same parameters we had our favorite stores and *this* commercial building (Underground Railroad Café) was/is one of the establishments where each generation (in our community) continue to share fond memories throughout the years since Cape Verdeans landed on the docks of New Bedford.

Let's start with LaLa and Louisa's store (current Underground Railroad Café building). My father, whose name has replaced the old Cannon Street name to the Manuel E Costa Sr Memorial Way (across from the café) would organize basketball tournaments which included Celtics ball players like Bob Cousy and Bobby Knight from the Harlem Globetrotters in the park across the street (Monte's Playground named after a Cape Verdean Joseph P. Monte who was the first Cape Verdean to receive the Purple Heart). After the games were over, "Manny" would buy every child a popsicle or ice cream in LaLa's and Louisa's store. I could share hundreds of stories like this to demonstrate the historical significance of one of the last existing commercial buildings in the community and share the impact it's had in our community then and now.

May 20, 2022

Mr. Dan Rivera, President & CEO MassDevelopment 99 High Street Boston, MA 02110

Dear Mr. Rivera:

Please accept this letter of support on behalf of The Underground Railroad & Café's application to MassDevelopment's Underutilized Property Program. This project will spur local economic development while also supporting increased food access in New Bedford's Old Bedford Village neighborhood.

Old Bedford Village is one of New Bedford's oldest neighborhoods and reflects and celebrates the cultural diversity of New Bedford's residents. The neighborhood has also been a focus of extensive city planning, including an EPA Brownfields grant to support planning for neighborhood revitalization and an EPA Local Food, Local Places grant that was completed earlier this year.

My administration has always prioritized local economic development and supported small local businesses. This project will continue building upon successes across the city. I thank you for your consideration of this application, and for continuing to invest in cities across the Commonwealth.

Sincerely,

Jon Mitchell Mayor Mr. Dan Rivera, President & CEO MassDevelopment 99 High Street Boston, MA 02110

Dear Mr. Rivera:

Please accept this letter of support on behalf of The Underground Railroad & Café's application to MassDevelopment's Underutilized Property Program. I have been working in this neighborhood for more than 25 years, advocating for investment, neighborhood revitalization, and projects just like this one.

I have worked closely with Ms. Cordwell and fully support her plans to restore The Underground Railroad & Café. This project will spur economic development and provide residents – particularly residents of color – with affordable access to a commercial kitchen space so they can build and grow their own businesses.

This neighborhood was recently the focus of an EPA Local Food, Local Places grant, and Ms. Cordwell's project is a direct product of that planning grant – highlighting and uplifting community members' ideas and giving us the capital and other resources needed to invest in our own neighborhoods. This project does exactly that, while also creating a space where our neighborhood's diverse residents can come together to share and celebrate their cultures and traditions through food, sharing recipes and stories.

Thank you for considering this important project and for investing in neighborhoods and businesses across Massachusetts.

Sincerely,

May 20, 2022

Mr. Dan Rivera, President & CEO MassDevelopment 99 High Street Boston, MA 02110

Dear Mr. Rivera:

Please accept this letter of support on behalf of The Underground Railroad & Café's application to MassDevelopment's Underutilized Property Program. We have been working with the owner, R. Carleen Cordwell for the past several months, providing her with technical assistance in writing a business plan to support the implementation and growth of the commercial kitchen space.

This project supports economic development, particularly for micro-businesses and food-based entrepreneurs who cannot easily access or afford commercial kitchen space to be able to produce and sell their products into larger markets.

The New Bedford Economic Development Council is always supportive of economic development projects that create the infrastructure needed to spur further local economic development, particularly within neighborhoods that have been historically marginalized.

We fully support this project and will continue to provide Ms. Cordwell with the technical assistance needed to see her vision through. Thank you for considering this important project.

Sincerely,

May 20, 2022

Mr. Dan Rivera, President & CEO MassDevelopment 99 High Street Boston, MA 02110

Dear Mr. Rivera:

Please accept this letter of support on behalf of The Underground Railroad & Café's application to MassDevelopment's Underutilized Property Program. This project is an important economic development project in one of New Bedford's most diverse and culturally rich neighborhoods.

The establishment of a commercial kitchen and teaching kitchen within the Old Bedford Village neighborhood is an important addition that will spur increased food access and economic development. At the same time, the space will be able to be used to bring people together from diverse background to share their recipes and traditions.

Ms. Cordwell has long been a member of this community and an advocate for its residents. This project reflects her commitment to the revitalization of the neighborhood through investment and economic development.

Thank you for considering this important project.

Sincerely, Gary A Correia



March 13, 2023

Mr. Dan Rivera, President & CEO MassDevelopment 99 High Street Boston, MA 02110

Dear Mr. Rivera:

Please accept this letter of support on behalf of The Underground Railroad & Café's application to MassDevelopment's Underutilized Property Program. The Marion Institute led the EPA's Local Food, Local Places (LFLP) planning project in partnership with the Old Bedford Village Development Corporation and had the opportunity to work closely with Ms. Cordwell through that process.

The goals of the LFLP project were to create:

- More economic opportunities for local farmers and businesses
- Better access to healthy, local food, especially among disadvantaged groups
- Revitalized downtowns, main streets, and neighborhoods

Ms. Cordwell's project meets all of these goals. Through an accessible commercial cooking space, Ms. Cordwell is supporting economic opportunities for local businesses and helping revitalize this neighborhood. And through the addition of a teaching kitchen, she is increasing access to healthy, local foods and helping educate young women about healthy eating and cooking while preserving and celebrating the neighborhood's diverse cultures and traditions around food.

We fully support this project and will continue to assist Ms. Cordwell in fulfilling her vision for this commercial kitchen and community teaching space. Thank you for considering her application.

Sincerely.

Elizabeth Wiley Executive Director

Clizabeth P Wiley

Mass Development

99 High Street

Boston MA 02110

March 12, 2023

Re Underground Railroad Café / Underutilized Property Program Application

Dear Review Committee,

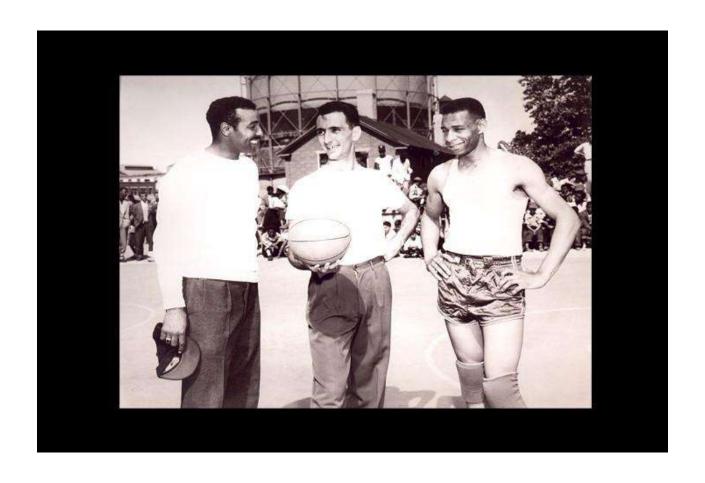
I am writing this letter in support of the Underground Railroad Café's application to Mass Development's Underutilized Property Program.

As a lifelong resident who was born and raised in this particular community, I truly understand what it means when disinvestment and redevelopment in neighborhoods occurs without much consideration given to the richness of the cultures of ethnic groups such as the Cape Verdean community that thrived for years dating back to the whaling days.

Our community has suffered tremendously with family displacement, some blighted houses from absentee landlords and as a food desert since the redevelopment and creation of route 18. At one time we were a bustling and thriving community with a richness of cultured neighborhoods that spanned from the East on Water Street, South on Potomska, West on County and North on School Sts. Personally, I could probably tell you the names of the families who lived in each apartment, home and those who resided in the Bay Village.

Within those same parameters we had our favorite stores and *this* commercial building (Underground Railroad Café) was/is one of the establishments where each generation (in our community) continue to share fond memories throughout the years since Cape Verdeans landed on the docks of New Bedford.

Let's start with LaLa and Louisa's store (current Underground Railroad Café building). My father, whose name has replaced the old Cannon Street name to the Manuel E Costa Sr Memorial Way (across from the café) would organize basketball tournaments which included Celtics ball players like Bob Cousy and Bobby Knight from the Harlem Globetrotters in the park across the street (Monte's Playground named after a Cape Verdean Joseph P. Monte who was the first Cape Verdean to receive the Purple Heart). After the games were over, "Manny" would buy every child a popsicle or ice cream in LaLa's and Louisa's store. I could share hundreds of stories like this to demonstrate the historical significance of one of the last existing commercial buildings in the community and share the impact it's had in our community then and now.



Manuel E. Costa Sr., Celtics Bob Cousy , Harlem Globetrotter, Bobby Knight at Monte's Playground across from the then LaLa and Louisa's Store / today's Underground Railroad Café.



56 Conduit Street, New Bedford, MA 02745-6016 Tel: 508.999.2660 Fax: 508.990.3726

Email: ebritto@cematcontracting.com

November 14, 2023. Revised

Carleen Cordwell 213 Acushnet Ave New Bedford, Ma Tel. # 508 333.3078

Email: Carleen168@gmail.com

Project: 213 Acushnet Building Window and Door Replacement

Ms. Cordwell

CeMat Contracting proposes to complete the following work w/ all materials needed

Remove and replace All Windows 1st and 2nd Floor

Wood Trim Exterior Doors and windows Dumpster Fee and Removal

Total Bid Amount Add for 3 Doors

\$27,350.00 6,500.00

Building permit included

Contact me at #508 962.1947 if additional information is needed.

Sincerely,

Eric S. Britto



#### **ESTIMATED**

C&R Construction Services LLC., Always Dedicated In Your Projects.

406 South Front Street

New Bedford Massachuseets 02740 CARLOS OFFICE

(508-863-5814) (508-863-5621)

TO: CARLEEN CORDWELL
ADDRESS 213 ACUSHNET AVENUE
ESTATE ZIP MASSACHUSETTS 02740

ESTIMATED #. 202346
DATE 11/12/2023
STATING DATE N/A

EXPIRATION DATI CUSTOMER OPTION

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
C&R CONSTRUCTION SERVICES LLC.,		Due upon receipt	N/A
YOUR PROJECT WILL INCLUDE THE FOLLOWING			
REPAIRST			
SILICONE ON THE GUTTER CORNER'S			
INSERT ALUMINUM INSIDE THE GUTTERS ON THE FOR SIDES		THE COMPANY PROHIBES HAVE OF THE	
CLEAN UP		THIS COMPANY REQUIRES HALF OF THE TOTAL PRICE IN ORDER TO START	
MATERIAL IS INCLUDED IN THE PRICE			"DEEL
		YOUR PROJECT.	#REF!
			#REF!
			#REF!
			#IXLI ;
		AMOUNT TO BE DEPOSITED	1,100.000
		FINAL AMOUNT DUE	1,100.000
		SALES TAX	N/A
Estimated prepared by: <u>CARLOS MORENO</u> .		TOTAL	2,200.000

This is Estimated on the goods named, subject to the conditions noted below: (Any change that can be make to this estimated will affect the quotation. the price in this document and for this project will be subject only to what is described in it.)

To accept this Estimated, sign here and return: \_x\_\_\_\_\_

THANK YOU FOR YOUR BUSINESS!
C&R IS HAPPY TO WORK IN YOUR PROJECT!



Date:	11/09/2023		Branch:	New England	South
Design Consultant:	Robert Delisle		Customer	Support Cer	nter: 1800 HOME-DEPOT
Phone #:	(774) 283-3215		License(s)		
	<u> </u>				
Installation Address	213 Acushnet Ave	enue			
City, State, Zip	New Bedford		MA		02740
Job#	F38589476	***			~ u.n.
Purchaser(s	<b>3):</b>	Work Phone	Home I	<b>'hone</b>	Cell Phone
Carleen Cordwell					(508) 333-3078
<b>Quote Name:</b>	Package B				
	·	Your Proje	ct Price		
			Tota	al	Monthly*
		<b>Home Depot Price:</b>	\$38753.19		\$775.06
<b>Current Promotion:</b>	Buy Mo	ore Save More	-\$5812.98		
Other Available Pro	motions:				
		Your Best Price:	\$32940.21		\$658.80
	-	e quote and does NC ount amounts) is va			ract pires, ask sales consultant
for details.	.11	12/09/2023			
The Home Depot Price	ce will expire on	12/09/2023			
PROFESSIONAL IN	<b>NSTALLATION</b>	TOTAL PROJECT N	MANAGEMEN'		ERIOR WARRANTIES
Licensed, insured Experts from mea Installation to	asurement to	Team of dedicated Assigned to overse Your pro	ee every step of	Your j	ome Depot stands behind job; labor, materials and atisfaction guaranteed by The Home Depot
>			3		
Quote Name:	Package B				Page of 2



Carleen Cordwell		F38589476		
Purchaser's Nam	e	Job#		
	PROJECT SP	ECIFICATIONS		
2 Andersen Awnin	ng Operating (FF)			
Awning Operating	(FF), White Int. Finish, Black Ext. Finish, Sta	andard , W- 38, H- 27, UI- 65		
17 Andersen Tilt V	Wash Double Hung (Insert)			
Tilt Wash Double H	Hung (Insert), White Int. Finish, Black Ext. F	inish, Standard , W- 31, H- 58, UI- 89		
Job Level and Lab	or Options			
	Wraps â F&I Up To 120 UI (Per Each)			
,	, , ,			
_				
<b>Quote Name:</b>	Package B		Page	of 2



#### **Promotional Offer:**

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Design Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 15% with a minimum purchase of 12 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom product only. Discount does not apply to in-stock product, online product or installation services. License or registration numbers held by or on behalf of
Home Depot U.S.A., Inc. are available at https://homedepot.com/licensenumbers or at the Special Services Desk in The Home Depot® store. Visit https://homedepot.com or ask an Associate for details. ©2023 Home Depot Product Authority, LLC. All rights reserved.
Credit Offer:

With a credit approval for qualifying purchases made on The Home Depot or EXPO Design Center Consume Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

#### **Project Loan:**

\*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the loan. No down payment. See loan agreement for further details.



<b>Monthly Payment Calculations:</b>
Equal to Project Amount X 0.02*
Contractor Licenses: For a list of contractor license numbers, visit the Special Services Desk or <a href="https://www.homedepot.com/licensenumbers">homedepot.com/licensenumbers</a>
<b>Questions or Concerns?</b> If The Home Depot and its authorized service provider are unable to answer Customer's questions, call our Customer Support Center at 1-877-903-3768
Quoto Namo: Package B Page of 2



Date:	11/14/2023		Branch:	New England	v England South	
Design Consultant:	Robert Delisle		Customer	Support Cer	pport Center: 1800 HOME-DEPOT	
Phone #:	(774) 283-3215		License(s)			
	-					
Installation Address	213 Acushnet A	venue				
City, State, Zip	New Bedford		MA		02740	
Job#	F38950554					
Purchaser(s):		Work Phone	Home Phone		Cell Phone	
Carleen Cordwell					(508) 333-3078	
<b>Quote Name:</b>	Package A					
		Your Proje	ct Price			
			Tota	ıl	Monthly*	
		<b>Home Depot Price:</b>	\$9733.00		\$194.66	
<b>Current Promotion:</b>	<u> </u>					
Other Available Pro	motions:					
		Your Best Price:			\$194.66	
This is a price quote and does NOT constitute a Sales Contract The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.						
The Home Depot Price	ce will expire o	n 12/14/2023				
PROFESSIONAL IN	NSTALLATION	TOTAL PROJECT N	MANAGEMEN'	г ѕирі	ERIOR WARRANTIES	
PROFESSIONAL INSTALLATION  Licensed, insured and trusted Experts from measurement to Installation to cleanup		Team of dedicated Assigned to overse	The I Team of dedicated professionals You		ome Depot stands behind ob; labor, materials and atisfaction guaranteed by The Home Depot	
			2			
Quote Name:	Package A				Page of 1	



Carleen Cordwell			F38950554	
Purchaser's Nam	ne		Job#	
		PROJECT SPI	ECIFICATIONS	
2 Wincore Entry D	Doors			
Side Entrance				
1 Wincore Entry D	looro			
1 Wincore Entry D	00018			
Front Entrance				
<b>Quote Name:</b>	Package A			Page of 1



Promotional Offer:
Credit Offer:
With a credit approval for qualifying purchases made on The Home Depot or EXPO Design Center Consume Credit Card.
APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store
for details.
Project Loan:
*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78
monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly

405 HDE Customer Price Quote (E) (14 Sept. 22)

Generated Date

11/14/2023

Lead/PO#
F38950554

v 0.2.14

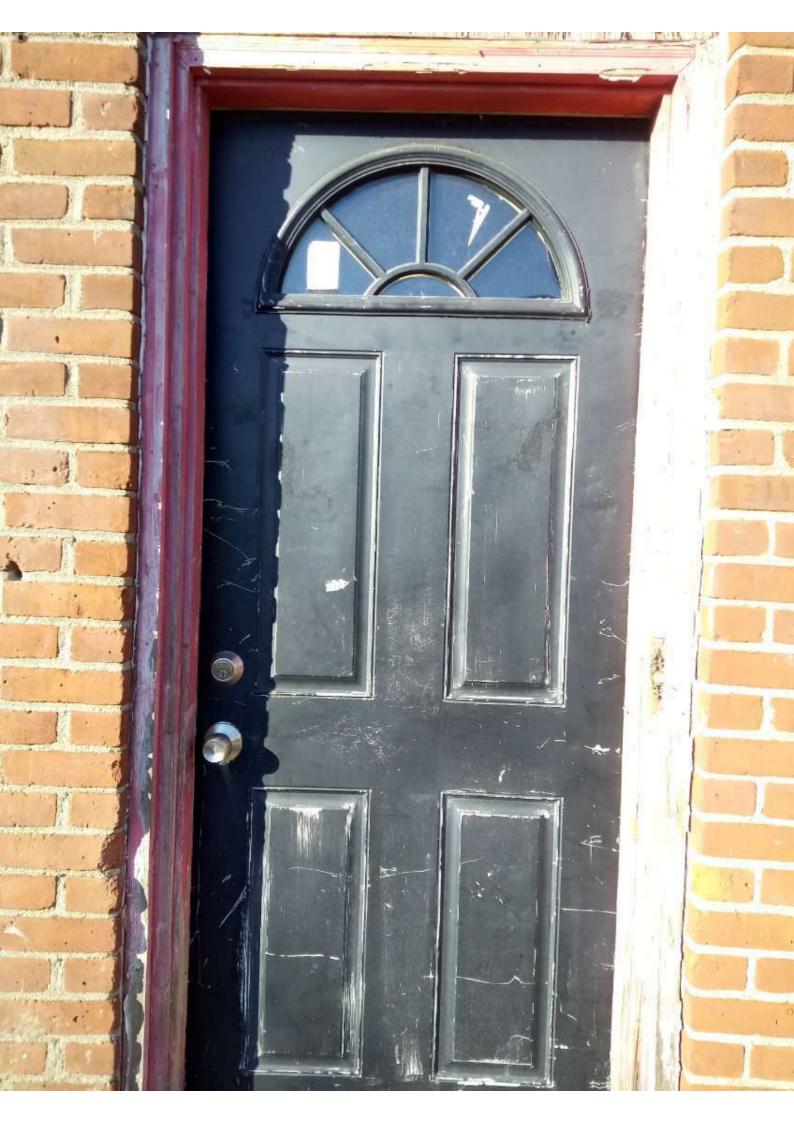
payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the

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Quoto Namo: Package A Page of 1









Bk: 13065 Pg: 275



Bk: 13065 Pg: 275 Pg: 1 of 2 BS Doc: DEED 01/02/2020 11:01 AM

#### QUITCLAIM DEED

That I R. Carleen Cordwell for consideration paid, and in full consideration of One Dollar

grant to myself R Carleen Cordwell of 213 Acushnet Avenue New Bedford Massachusetts, for life with full power to sell mortgage or convey, and upon my death, to the , Jonathan White as Trustee, of the 213 Acushnet Avenue Realty Trust, of 213 Acushnet Avenue New Bedford, Massachusetts

with quitclaim covenants

the land and buildings in New Bedford County, Massachusetts bounded and described as follows:

See Exhibit "A" hereto attached

Witness my hands and seal this 31st day of December 2019

A. Carleen Coluwen

#### COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 31st day of December , 2019, before me, the undersigned notary public, personally appeared the above-named R Carleen Cordwell proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he\she signed it voluntarily for its stated purpose and was his\her free act and deed.

Kenneth D Lipman

**Notary Public** 

My commission expires Oct 9, 2020

LIPMAN & LIPMAN
ATTORNEYS AT LAW
15 HAMILTON STREET
NEW BEDFORD, MA 02740



Bk: 13065 Pg: 276

#### "A"

The land in New Bedford, Bristol County, Massachusetts, together with the buildings thereon bounded and described as follows:

BEGINNING at the northeast corner of the lot to be conveyed at the intersection of the south line of Russell Street with the west line of Acushnet Avenue;

THENCE

running westerly in said south line of Russell Street, 55.17 feet more or

less to land now or formerly of Moses H. Bliss;

**THENCE** 

southerly in said Bliss line about 34.60 feet more

or less to land now or formerly of Brownell;

THENCE

easterly in said Brownell's land about 54.33 feet more or less to said west

line of Acushnet Avenue; and

THENCE

northerly in line of said Acushnet Avenue about

33.83 feet to the point of beginning.

CONTAINING

6.88 square rods, more or less.

FOR TITLE see deed of Lillian Stallings et al dated November 27, 2006, recorded with Bristol County (S.D.) Registry of Deeds in Book 8436, Page 28, Deed of Lillian Stalling dated April 23, 2007 and recorded in the Bristol County (S.D) Registry of D

eeds in Book 8620 Page 172, and Deed of Richard K. Pratt, Jr. dated March 22 2013 and recorded in the Bristol County SD Registry of Deeds in Book 10724 Page 281

