



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

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

PROJECT INFORMATION – Please complete all questions

PROJECT TITLE	William H. Carney Lodge # 200 Improve Benevolent Protective	WARD	4
PROJECT LOCATION	93 Cottage Street, New Bedford MA. 02704		
LEGAL PROPERTY OWNER OF RECORD	William H. Carney Lodge #200 I.B.P.O.W.		
CPA PROGRAM CATEGORY (Select relevant categories for your project)	<input type="checkbox"/> OPEN SPACE	<input checked="" type="checkbox"/> HISTORIC RESOURCE	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE	July 2023	ESTIMATED COMPLETION DATE	January 2025
ONE SENTENCE DESCRIPTION OF PROJECT	Building Restoration		

APPLICANT INFORMATION

APPLICANT ORGANIZATION NAME	William H. Carney Lodge #200 I.B.P.O.W.		
APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input checked="" type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME (If applicable)	N/A		
CO-APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
PROJECT CONTACT PERSON	William Andrews		
MAILING ADDRESS	545 Cottage Street, New Bedford MA. 02740		
TELEPHONE NUMBER	5084156733	EMAIL:	billyandrews19@comcast.net

BUDGET SUMMARY

CPA FUNDING REQUEST (must match CPA request-line 1 of Project Budget on page 8)	\$ 104,000
TOTAL BUDGET FOR PROJECT	\$ 104,000

SIGNATURES

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 restriction may be placed on the property as a condition of funding.

APPLICANT NAME (printed) William Andrews	SIGNATURE	11/17/23 DATE:
CO-APPLICANT NAME (printed) James Bargasse	SIGNATURE	11/17/23 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.**

APPLICATION	
<input checked="" type="checkbox"/>	Application Information (page 1)
<input checked="" type="checkbox"/>	Submission Checklist (this page)
<input checked="" type="checkbox"/>	Narrative/Project Management/Category Specific Section/Financial (pages 3-7)
<input checked="" type="checkbox"/>	Project Schedule – Project Budget – Funding Sources Summary (page 8)
<input checked="" type="checkbox"/>	Construction Budget Summary – to be complete for construction projects ONLY (page 9)
<input checked="" type="checkbox"/>	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.
FINANCIAL	
<input checked="" type="checkbox"/>	1 written quote from a contractor and 1 cost estimate from an architect OR 2 written quotes from a contractor (Quotes must be submitted with application – late submissions will not be accepted)
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	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>
<input type="checkbox"/>	Certificate of Good Standing (if operating as a corporation)
<input checked="" type="checkbox"/>	501(c)(3) certification (if operating as a non-profit)
<input checked="" type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input checked="" type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
PLANS & REPORTS	
<i>The following plans and reports, if available, will strength your application. <u>Submit in digital format only.</u></i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL	
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies <u>only</u> .
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.
FOR HISTORIC RESOURCE PROJECTS ONLY	
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Photos documenting the condition of the property. Digital copies <u>only</u> .
<input checked="" type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
<input checked="" type="checkbox"/>	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 scope of work includes a professional Building Envelope Assessment, roof repair, window & door upgrades, fire suppression system and fire alarm. The William H. Carney Lodge #200 building is located west end New Bedford, 293 Cottage St, New Bedford, MA, 02740. Built in 1915 and situated on the corner of Cottage St & Mill St. Carney Lodge closed its door during the COVID Pandemic. Carney Lodge has hosted, served/serves as a cultural, political, & social meeting place in west-end New Bedford. Projects include:

- Services to senior citizens, students, children, homebound individuals
- Special events and private use by groups & individuals
- Programs including panels and lecture discussions

Aligned with New Bedford Creative mission, Carney Lodge exemplifies "place keeping," 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 associated with a locale alive, while supporting the ability of local people to maintain their way of life as they choose." Generations experience and share stories about New Bedford's west end history & cultural contributions.

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?

For 108 years, The William H. Carney Lodge #200 has lived up to and surpassed its purpose and enhances New Bedford's social history. Carney Lodge is a cultural, and social meeting place in west-end New Bedford. Community needs met include:

- Services to senior citizens, students, children, homebound individuals
- Special events and private use by groups & individuals
- Programs including panels and lecture discussions.

Purposely, Carney Lodge is a neighborhood venue meeting place for celebrations, charity functions, wedding receptions, baptisms events, adult and children birthday parties, food drives, annual community cook-out to mention a few. Together with the Auxiliary Daughters of the SUSAN A. SULLAVOU IBPOW Temple, #94 the membership celebrates holidays with those of various New Bedford communities. Children's Easter Egg Hunts, Halloween Parties, Children's Christmas Parties and Senior Citizens Christmas Parties. Repasses for all local families and surrounding cities and towns. This iconic building sits within the historically marginalized and underserved community that it serves in the City of New Bedford.

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:

Retain a qualified professional to conduct an envelope assessment, documenting existing conditions, providing recommendations for rehabilitation and preliminary cost estimates to ensure ongoing stability, & building use and without which, the resource is at risk for damage or loss if unaddressed.

Roof repair/replacement needed to prevent further damage to the structure and prevent improper run-off. Without roof repair, the structural integrity of the building is compromised.

Restoration of the historic exterior through masonry work with soffit, eave, and cornice repairs. Window upgrades and replacement.

Panic bars on the doors and a fire suppression system and fire alarm as safety improvements.

Carney Lodge is an irreplaceable part of New Bedford's historic landscape and benefits the at large community by historical value, social/cultural value, and economic value. Carney Lodge is an anchor in the neighborhood and an accessible and safe space. It can expand its services and have an even larger impact than it already has.

4 MEASURING SUCCESS (1000 Character Maximum)

- *How will the success of this project be measured?*

Success will be measured in six ways.

1. Completion of Envelope Assessment by qualified professional that documents structural assessment of building and rehabilitation needs for building stability. Cost estimates to ensure ongoing stability & building use.
2. Roof won't leak, improved water drainage & Gutter for proper run-off. Without roof repair, the structural integrity of building is compromised.
3. Historic exterior restoration through carpentry, masonry with soffit, eave, and cornice repairs.
4. Restoration of windows and install of protective storm windows.
5. Panic bars on the doors, a fire suppression system and fire alarm.
6. Communication of facility improvement to stakeholders (members, donors, visitors, staff, and neighborhood community).

As an organization, we will be able to devote more focus to programming and interior restoration. Successfully completing this project will ensure ongoing stewardship to preserve this historic site for generations to come. 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 the entire community and city of New Bedford.

Restoration of the William H. Carney Lodge #200 is supported by New Bedford residents and friends in surrounding communities.

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

Many from the community have made use of the William H. Carney Lodge#200.

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.*

The building is currently vacant and in eminent danger of being irreparable. The leak from the roof has compromised the roof decking, insulation, ceiling structure (interior) floor, sub floor and floor joists. The water is leaking at a high rate into the building from the defected roof membrane. Roof needs immediate repair.

Remediation will be needed Investment is needed to avoid further deterioration of the building due to damage caused by environmental forces, including wind and rain. These repairs are needed in this upcoming year. To delay them could cause disintegration of underlying wood structures.

Need the feasibility study to move forward with the rehabilitation of the structure before the structure is lost. The attached photos will show extent of damage to the building.

The fire suppression and alarm system are proactive. It will be required for all phases of renovation and occupancy of the building.

The results of this work will be visible to all passersby exhibiting a significant start to the restoration and improvements underway to the body of the building.

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

Engineering and Design Company will conduct a preliminary inspection and evaluation to assess the overall condition of the building. Any and all required permits will be secured by contractor.

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.

William H. Carney Lodge #200 I.B.P.O.W, is a non-profit Fraternal 501 C (8) organization that aims to strengthen and foster our local community. Established in July-1915, Carney Lodge is an integral and vital component of New Bedford's west end.

Chairman of the Board. of Trustees is project manager for this grant. David Bennett is a licensed Contractor who bring a wealth of experience to the project.

In 1985 the roof repaired, inside flooring and outside panel replacement was completed.

2 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.

Engineering and Design Company will conduct a preliminary inspection and evaluation to assess the overall condition of the building. Any and all required permits will be secured by contractor.

3 PROJECT MAINTENANCE (1000 Character Maximum)

- Please explain the long-term maintenance plan for the completed project.

James Bargasse, Chairman of Board of Trustees along with our Duly elected Trustees will oversee maintenance of the property. It will be their responsibility to oversee all roofing areas, grounds, and recommended future treatments and repairs. The Trustees will take care of our building and grounds. Anytime there is a heavy rainstorm, maintenance will walk through every aspect of the building looking for incursions of moisture.

Reports are written quarterly and presented to the membership. These reports include status of daily building maintenance.

We will continue to maintain the grounds utilizing volunteers who are passionate about our property and goals.

Our entire organization is run by volunteers and every penny we obtain is used to preserve and maintain Carney Lodge #200.

COMPLETE FOR HISTORIC RESOURCE PROJECTS ONLY

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), 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 complies per the Standards set by the Dept. of Interior, by identifying, retaining and preserving exterior building.

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

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

- Describe how the proposed project complies with the [ADA/MAAB Regulations](#).

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)

Should the project not receive CPA funds the project would not be able to go forward. This first request is for emergency structural stabilization and roof repairs. This project request will be completed within the grant year. The building has a substantial amount of damage. The repairs to the bracing and fire suppression system are the initial steps to carry on the external improvements. No funding for this project has yet been secured. It has been our experience that it is difficult to find funding for building rehabilitation and renovations.

The William H. Carney Lodge #200 may make future CPC asks to support subsequent restoration needs.

If this request is denied or significantly reduced, it would delay moving back to occupancy and delay on-site programming and will have a tremendous effect on planned programming.

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:	Create Envelope Assessment & Roof Repair	July 10, 2024
PROJECT MILESTONE:	Award contract for asphalt shingle roofing installation & Envelope Assessment Firm	August 15, 2024
50% COMPLETION STAGE:	Asphalt shingle installation & Clean-up	September 30, 2024
PROJECT MILESTONE:	Roof reporting/Final payments & Feasibility Draft Study presented to the NB City Team	October 15, 2024
PROJECT COMPLETION DATE:	Feasibility Study Completed	February 14, 2025

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				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA FY24***	\$ 20,000	\$	\$	\$	\$ 20,000
2		\$	\$	\$	\$ 84,000	\$ 84,000
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
6		\$	\$	\$	\$	\$
7		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$ 104,000

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

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

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

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	New Bedford CPA	Pending
2		
3		
4		
5		
6		
7		

CONSTRUCTION BUDGET
To be completed for construction projects only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$ 84,000	\$	\$ 84,000
Rehabilitation	\$	\$	\$
Performance bond premium	\$	\$	\$
Construction contingency (30%)	\$	\$	\$
Other		\$	\$
Architectural and Engineering (See Designer Fee Schedule for guidance): https://www.mass.gov/files/design_fee_schedule-dsb_2015_2007.pdf			
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 & Management Costs			
Marketing/management	\$	\$	\$
Operating/Maintenance	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$ 84,000

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

At a meeting of the Board of Directors of _____ (organization) duly called and held on _____, 20____ at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That _____ (person), the _____ (title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

Name (printed)

Signature (Affix Corporate Seal)

Title

Date

=====

TAX COMPLIANCE CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature

Print Name

Organization name

Federal Tax ID #

Date

**CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING
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A TRUE COPY, ATTEST:

Name (printed)

_____(Affix Corporate Seal)
Signature

Title

Date

=====

TAX COMPLIANCE CERTIFICATION

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Signature

Print Name

Organization name

Federal Tax ID #

Date



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

PROJECT INFORMATION – Please complete all questions

PROJECT TITLE	William H. Carney Lodge # 200 Improve Benevolent Protective Order of the Elks of the World		WARD	4
PROJECT LOCATION	293 Cottage Street, New Bedford MA. 02704			
LEGAL PROPERTY OWNER OF RECORD	William H. Carney Lodge #200 I.B.P.O.W.			
CPA PROGRAM CATEGORY (Select relevant categories for your project)	<input type="checkbox"/> OPEN SPACE		<input checked="" type="checkbox"/> HISTORIC RESOURCE	
	<input type="checkbox"/> RECREATION		<input type="checkbox"/> HOUSING	
ESTIMATED START DATE	July 2023	ESTIMATED COMPLETION DATE	January 2025	
ONE SENTENCE DESCRIPTION OF PROJECT	Building Restoration			

APPLICANT INFORMATION



APPLICANT ORGANIZATION NAME	William H. Carney Lodge #200 I.B.P.O.W		
APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input checked="" type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME (If applicable)	N/A		
CO-APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
PROJECT CONTACT PERSON	William Andrews		
MAILING ADDRESS	545 Cottage Street, New Bedford MA. 02740		
TELEPHONE NUMBER	5084156733	EMAIL:	billyandrews19@comcast.net

BUDGET SUMMARY

CPA FUNDING REQUEST (must match CPA request-line 1 of Project Budget on page 8)	\$104,000.00
TOTAL BUDGET FOR PROJECT	\$104,000.00

SIGNATURES

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 restriction may be placed on the property as a condition of funding.

APPLICANT NAME (printed) William Andrews	SIGNATURE 	11/17/23 DATE:
CO-APPLICANT NAME (printed) James Bargas	SIGNATURE 	11/17/23 DATE:

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

At a meeting of the Board of Directors of William H. Carney Lodge #200 (organization) duly called and held on October 20, 2023 at which a quorum was present and acting throughout, the following vote was duly adopted.

William Andrews

Financial Secretary

VOTED: That _____ (person), the _____ (title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

William Andrews

William Andrews
Name (printed)

William Andrews
Signature

(Affix Corporate Seal)

Financial Secretary

November 12, 2023

_____ Title

_____ Date

TAX COMPLIANCE CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

James a. Bargas
William Andrews
Signature

JAMES BARGASSE
William Andrews
Print Name

William H. Carney Lodge
Organization name

60112 042864458
Federal Tax ID #

11.17.23
Date

9-Novmeber-2023

My name is Raymond J. Houtman. I am a lifelong resident New Bedford and I have resided in the West End of New Bedford for the past 59 years.

I am submitting this letter to show my support and appreciation of the William H. Carney Lodge #200 I.B.P.O.E.W (Improved Benevolent Protective Order of the Elks of the World), A.K.A. – "Carney Lodge" or "the Lodge".

I was first introduced to the Lodge in the summer of 1970, following the Riots that occurred after the shooting of four African American teens resulting in the murder of one (Lester Lima). Many of the neighborhood teens gained employment (cleaning the area that was destroyed as a result of the aforementioned Riot), me included. Our crew leaders and over all supervisor happened to be members of the Lodge.

At the completion of our assignment, the Lodge gave a cookout (block party) in appreciation of our work. From that point forward, I began paying more attention to the Lodge and their presence in our West End Community.

Through the years I have observed the giving nature of the Lodge. Here are a few examples of the Lodge's commitment to their/our community - The Lodge served as a venue for the community to hold events such as Anniversaries, Weddings, Charity events, Birthdays, etc., at a most reasonable cost for the Community. Carney Lodge has also conducted Meat Raffles, given Thanksgiving Baskets to community Families, given away 10 bicycles per year for the past ten years, sponsored Softball teams, Bowling Leagues, for a short time Little League Baseball teams and has been an annual participant in the Cape Verdean Independence Parade. Not to mention, the free breakfasts given on Mothers' and Fathers' Day to the Moms and Dads of this fine community.

Over the years, I began to frequent the Lodge which became a meeting place for many residents of the West End community and of people of color in general. I have been fortunate to develop a good relationship with the Brothers and Sisters of the Lodge.

When COVID hit and forced the closure of the Lodge (putting an abrupt halt to all the good the Lodge had done and was doing to uplift the people of this West End community), I was saddened.

I maintain fond memories of all the GOOD the Lodge has done for this community and I am disappointed that future generations who reside in this area will not be afforded the same experiences that I had growing up in this neighborhood.

I never give up hope of a re-opening of William H. Carney Lodge #200 I.B.P.O.E.W (Improved Benevolent Protective Order of the Elks of the World) and cannot wait to see them resume their giving back to the community ways.

The William H. Carney Lodge #200 I.B.P.O.E.W (Improved Benevolent Protective Order of the Elks of the World) has always been and will always be a part of my life and I truly appreciate all the Brothers and Sisters of this lodge have done and will do in presenting a positive image to this West End Community and to the City of New Bedford.

Respectfully, Raymond J. Houtman (a proud citizen of the City of New Bedford and a proud resident of this West End Community.

A handwritten signature in black ink, reading "Raymond J. Houtman". The signature is written in a cursive style with a large, stylized 'R' and 'H'.

To the Members of The Community Preservation Committee

We, the daughters of Susan A. Sullavou Temple #94 are very pleased to recommend highly and personally our brothers of William H. Carney Lodge #200 for Community Preservation Act funding for an Envelope Assessment of the building structure, roof replacement and other critical repairs.

William H. Carney Lodge #200 is an integral and vital component of New Bedford, especially the West-End community and is a neighborhood meeting place for celebrations, weddings and receptions, adult and children birthday party, there are many fundraisers held at Carney Lodge to help both the brothers and daughters raise money for annual events, such as the Thanksgiving baskets that have help many people throughout the New Bedford area, children and adult Halloween gatherings, Easter egg Hunts, and our very popular Christmas traditions of children and adult party and the Senior Citizens Christmas dinner always prepared and served by the daughters of Susan A. Sullavou Temple #94.

Fortunately, the brothers of William H. Carney Lodge are trying to develop innovative and effective solutions to repair the lodge. By applying for this grant, they can address the issues outside the building, while working on resources to do renovations needed on the inside. Which will enable them to open and once again continue to serve our community.

We, the Auxiliary daughters of Susan A. Sullavou Temple#94 feel that William H. Carney Lodge#200 is a much-needed asset in the West End of the City of New Bedford that reflects and celebrates the cultural diversity of the New Bedford residents. William H. Carney Lodge has been and continues to be an icon in the New Bedford community.

We strongly believe that our Lodge is a valuable historic resource in the New Bedford community, and we strongly urge your favorable consideration of this application.

Respectfully submitted.

Daughters of Susan A. Sullavou Temple# 94

To The Members of the Community Preservation Committee

I, Joan Henderson Beaubian, who is now retired, was formerly associated with the New Bedford Historical Society and one of the co-founders. Along with being a former director of the New Bedford Historic Commission, was also an advisor with National Trust for The Historical Preservation.

Having a lifetime connection with the William H. Carney Lodge #200 and once a member of the Susan A. Sullavou Temple #94, whose headquarters are located at 293 Cottage Street in New Bedford and is in dire need of repairs. As a result of financial issues and the pandemic the Carney Lodge has not been able to reopen and has left an absent in the West End Community.

The brothers of Carney Lodge see the need to reopen the building to keep the Lodge connected to the National Improved Benevolent and Protective Order of the Elks of the World as they are required to have a meeting venue.

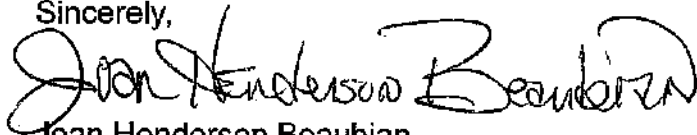
This organization has been a bellwether in our community since 1915, this building is the headquarters of and meeting venue for the Carney Lodge and for the daughters of Susan A. Sullavou Temple#94 and other local groups who also has used the building for meetings. The community room has hosted weddings, funeral repasts, baby showers and many other social gatherings. It is our "Cheers" and when former community members return to New Bedford to visit, it the one spot that most stop at is "The Elks" knowing that they will see a familiar face(s) and get an update on what's going on in the community known as the Old West End.

William H. Carney Lodge #200 and the Susan A. Sullavou Temple #94 are known for the annual Children's Christmas Party, started by my father, when he was the Exalted Ruler in the early 1920's. Children received currently trending gifts and there were major gifts given as door prizes. This has been an important part of our community and is sorely missed as part of our Christmas traditions along with the beautiful Christmas dinner held at the Carney Lodge for the Senior Citizens attended by many throughout the New Bedford area, along with members of the Elks outside of New Bedford area.

Within the organization there was a group of re-enactors of the 54th Regiment and volunteered for public programs, such as the dedication of the 54th Regiment Plaza on William Street. These individuals were very proud of their connection to William H. Carney, as each man purchased the exact replica of the uniforms and accessories. Their intention was to emphasize William H. Carney with displays and create a permanent group of re-enactors that will be available as color guards.

Please bear these things in mind when deciding on their dire need for financial assistance in renovating their building on Cottage and Mill Streets. Our community really needs our building to be restored.

Sincerely,

A handwritten signature in cursive script that reads "Joan Henderson Beaubien". The signature is written in dark ink and is positioned above the printed name.

Joan Henderson Beaubien
404 Middle Street
New Bedford, MA., 02740



November 14, 2023

Elks Lodge, New Bedford Ma
293 Cottage St
New Bedford Ma
Attn: Marget Mott

Subject: Exterior Roof membrane and asphalt Shingles

CeMat Contracting will provide materials, labor and equipment to remove and replace all the Asphalt roofing area of the building.. All roof flashing include. Remove membrane roofing and equipment units on roof

Remove existing old roofing debris to dumpster by GC .. No wood repair included in proposal

Total Bid Seventy Nine Thousand Dollars (\$79,000.00)

All insurance and dumpster fee and permit included

Job Total

Insurance included , All clean up to dumpster by GC

CeMat Contracting Co., Inc.


Eric S. Britto

56 Conduit St. New Bedford, Ma T. # 508 999 2660 F # 508 990 3726



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Scope of Work



56 Autumn Rd, Hillsborough, NH 03244 (781) 706-8295

Date: 11/5/23		
To: James Bargasse	Job location: William H. Carney Lodge, No. 200. Inc. 293 Cottage Street New Bedford, Mass 02740	Home: _____
		Office: _____
		Mobile: _____
		Fax: _____

Scope of Work:

5338 SF 110.4 h

Asphalt Shingle Roof Cost - Non-discounted retail pricing for: Asphalt composition shingle. 2.2 lbs per SF. UL Class A fire resistance and 110 mph wind resistance. 30 yr warranty. Quantity includes typical waste overage, material for repair and local delivery.

Asphalt Shingle Roofing Installation Job Supplies - Cost of related materials and supplies typically required to install asphalt shingle roof including: fasteners, underlayment, drip edges, sealant and basic flashing. 5338 SF

Asphalt Shingle Roofing Installation Equipment Allowance 1 job
Job related costs of specialty equipment used for job quality and efficiency, including: Roof jacks, pneumatic roofing nailer, shingle cutting tools. Daily rental. Consumables extra.

Option: Tear Off Roof - Remove existing roofing material, roof paper, vent jacks and flashing, and gutters if needed. Sweep area clean of all nails / staples. 79.5 h

Asphalt Shingle Roof Debris Disposal - Costs to load and haul away old materials, installation waste and associated debris. 5000 SF

3203 SF

Membrane Roofing System Cost - Non-discounted retail pricing for: Structurally reinforced membrane. For fully adhered or mechanically attached. 30 yr warranty. UV resistance and 100 mph wind rating. Quantity includes typical waste overage, material for repair and local delivery. 158.5 h

Membrane Roofing Installation Job Supplies - Cost of related materials and supplies typically required to install membrane roofing system including: fasteners, underlayment, drip edges, sealant and basic flashing. 3203 SF

Membrane Roofing Installation Equipment Allowance - Job related costs of specialty equipment used for job quality and efficiency, including: Roof jacks, pneumatic roofing nailer, shingle cutting tools. Daily rental. Consumables extra. 1 job

Option: Tear Off Roof - Remove existing roofing material, roof paper, vent jacks and flashing, and gutters if needed. Sweep area clean of all nails / staples. 47.7 h

Membrane Roofing System Debris Disposal - Costs to load and haul away old materials, installation waste and associated debris.

Contingency – Includes material and labor for removing and reinstalling HVAC units, mechanicals, plumbing, or any pultruding objects through the roofing system. Any additional repairs to roof decking, siding, rakes, or trim associated with the roofing system.

GC Costs – All costs associated with Permits, Overhead, and Profit. Standard fees apply.

Note: All work will conform to all State and Local codes. Permits will be applied. All dwgs, measurements, and calculations used in this proposal will be included in the accepted scope of work (SOW) if this proposal is accepted. This proposal is based on material and labor. Costs associated with this proposal have been formulated and meet the budgetary requirements of the project. Any Change orders, Add-ons, or Unexpected costs will be presented and calculated against the original SOW, then reviewed, accepted, and signed before proceeding.

This is a Proposal based on Scope of Work. If accepted, the Contractor will implement a formal contract and payment schedule.

Total Contract Amount: \$84,000.00 (US)

Signed by:

Customer
David Bennett

Title:
Project Manager

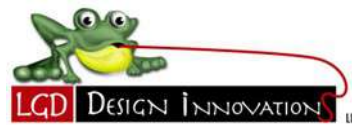
Date:
11/5/23

LGD Design Officer

Title:

Date:

Scope of Work



56 Autumn Rd, Hillsborough, NH 03244 (781) 706-8295

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David Bennett

Title:
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Date:
11/5/23

LGD Design Officer

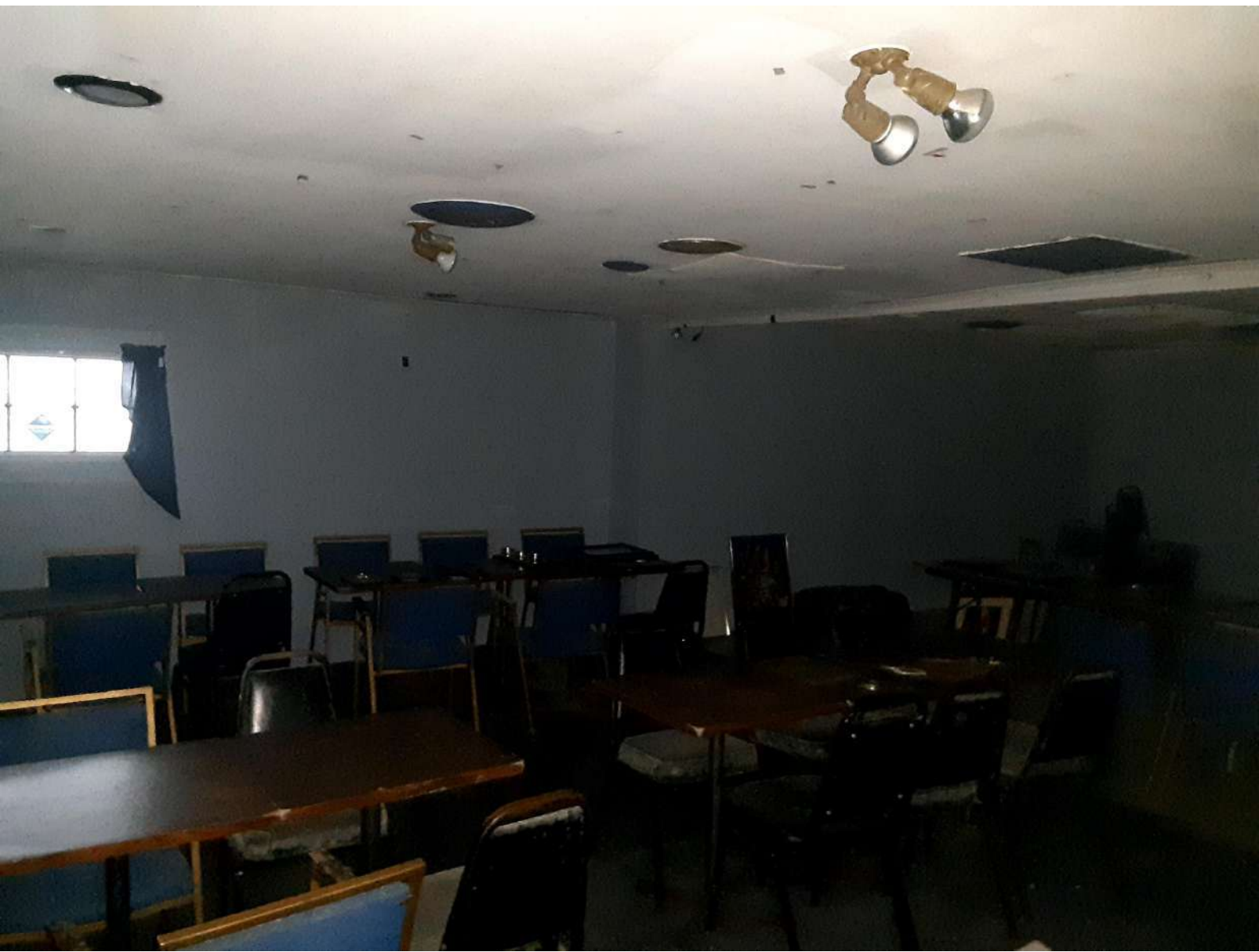
Title:

Date:











CPA HISTORIC RESOURCE EVALUATION FORM

Historic Resource Information	
PROPERTY NAME:	William H. Carney Lodge
PROPERTY LOCATION:	293 Cottage Street
PROPERTY AGE:	C 1900
PROPERTY TYPE:	Fraternal Social Club

YES	NO	Buildings and Structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resource is associated with historic events or activities such as the broad cultural, economic, industrial, political or social history of the City of New Bedford.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resource is associated with important persons.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resource possesses distinctive design or physical characteristics in terms of period, style, method of building construction or association with a famous architect or builder, either by itself or in the context of a group of buildings or structures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resource retains integrity.

<input type="checkbox"/>	<input type="checkbox"/>	Vessels, Real Property, Documents, and Artifacts
<input type="checkbox"/>	<input type="checkbox"/>	Resource is a complete set of materials.
<input type="checkbox"/>	<input type="checkbox"/>	Resource illustrates the site of an important historic event.
<input type="checkbox"/>	<input type="checkbox"/>	Resource identifies a person or group of persons who have impacted the community.
<input type="checkbox"/>	<input type="checkbox"/>	Resource exemplifies the cultural, economic, industrial, social, or political heritage of the City.
<input type="checkbox"/>	<input type="checkbox"/>	Resource represents the work of a master craftsman, artist, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Resource possesses high artistic values.
<input type="checkbox"/>	<input type="checkbox"/>	Resource can be used to inform an area of scholarship.
<input type="checkbox"/>	<input type="checkbox"/>	Resource retains integrity.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	NBHC Determination of Significance
NOTES:		<p>The WILLIAM H. CARNEY LODGE #200 is a fraternal Organization of the Improved Benevolent Proactive Order of Elks of the world. Established in July of 1915 and named after Sergeant William H. Carney, a member of the 54th Massachusetts Volunteer Infantry. The lodge was initially located at 133 Union street, then at Cedar and Mill Streets, and purchased the current property in 1973. The Lodge serves as a cultural, political, and social meeting place in New Bedford's West End. The Lodge assists families and hosts numerous charitable events. Its significance emanates from its cultural and social ties to the community.</p> <p>The building first appears in the 1906 atlas map with ownership by George E. Macomber, which later operated as Macomber's Ice Cream.</p> <p>The NBHC has determined that the property is historically significant based on its cultural and social associations to the community.</p>

IMPROVED BENEVOLENT PROTECTIVE ORDER OF ELKS OF THE WORLD

(200 WM H CARNEY LODGE)

EIN: 04-2864458 | New Bedford, Massachusetts, United States

Auto-Revocation List

Organizations whose federal tax exempt status was automatically revoked for not filing a Form 990-series return or notice for three consecutive years. *Important note: Just because an organization appears on this list, it does not mean the organization is currently revoked, as they may have been reinstated.*

Exemption Type: 501(c)(8) ©

Exemption Reinstatement Date:

Revocation Date: 05-15-2017

Revocation Posting Date: 02-12-2018

BACK

PRINT

BK 9577 PG 99
12/03/09 10:56 DOC. 31391
Bristol Co. S.D.

QUITCLAIM DEED

GERALD N. WILLS, JAMES A. BARGASSE, FRANCISCO T. GRACA, Trustees
of the WILLIAM H. CARNEY LODGE NO. 200 I.B. P. O. E. of W Realty Trust under
Declaration of Trust dated April 10, 1927 and recorded in the Bristol County (S.D.)
Registry of Deeds in Book 609 Page 341

in consideration of Six Thousand and 00/100 Dollars (\$6,000.00)

grant to JUSTIN M. PERREIRA,
525 Kempton Street
New Bedford, Massachusetts

with QUITCLAIM COVENANTS

on North Street
the land, in New Bedford, MA more particularly described as Lot #313, containing
3,344 +/- square feet .07 acres on a plan of land in New Bedford, MA prepared for
William H. Carney Lodge #200 by Danson d/b/a ADM Surveying Associates, P.O. Box
1525, Mattapoisett, MA 02739 dated August 16, 2009 recorded at the Bristol County
(S.D.) Registry of Deeds in Book *165* Page *28*

Plan

TITLE NOT EXAMINED BY PREPARER OF DEED.

WITNESS our hands and seals this 22nd day of October, 2009.

REG OF DEEDS
REG #07
BRISTOL S


12/03/09 10:54am 01
000000 #7772

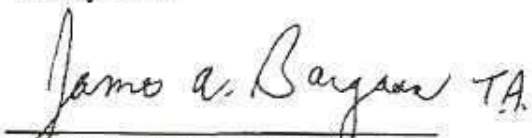
FEE \$27.36

CASH \$27.36

Return: Justin Perreira
525 Kempton St.
NB 02740

William H. Carney Lodge
No. 200 I.B.P.O.E. of W
Realty Trust


Witness

by 
James A. Bargasse, Trustee


COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

October 21, 2009

Then personally appeared the above-named James A. Bargasse who proved to me through satisfactory evidence of identification which was Driver's License to be the person whose names is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose before me,



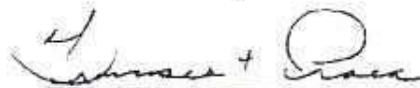

John E. Williams, Notary Public
My commission expires: March 26, 2015

William H. Carney Lodge
No. 200 I. B. P. O. E. of W
Realty Trust


Witness

Witness


by Gerald N. Wills, Trustee


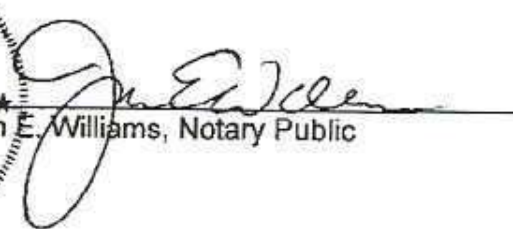

by Francisco T. Graca, Trustee

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

October 22, 2009

Then personally appeared the above-named Gerald N. Wills, Trustee and Francisco T. Graca, Trustee who proved to me through satisfactory evidence of identification which was MA Driver's Licenses to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose before me,



John E. Williams, Notary Public







058 0323
Plot Plot Alpha Lot Lot Alpha
PROPERTY LOCATION
293 COTTAGE ST
NEW BEDFORD, MA 02740

OWNERSHIP
BARGASSE JAMES A "TRUSTEE"
RAMOS, RUSSELL "TRUSTEE" WATKINS, DARRYN
"TRUSTEE"
WILLIAM H CARNEY LODGE NO 200 IBPOE OF W
P O BOX 5134
NEW BEDFORD, MA 02742-5134

PREVIOUS OWNER
WILLIAM H CARNEY LODGE
NO 200 IBPOE OF W
P O BOX 5134
NEW BEDFORD, MA 02742-5134

058 0323
Parcel ID
IN PROCESS APPRAISAL SUMMARY

Building Location: 293 COTTAGE ST
Use Code 353 Building Val 105,000 Yard Items 800
Parcel Total 105,000 800
Source 0 - MM Adj Cost 55.95
Total Val SFPRD 55.95

City of New Bedford
Card: 1 of 1
Total Card
APPR 189,400 /
USE + IMP 189,400 /
USE LAND 0 /
ASSESSED 189,400 /

LEGAL DESCRIPTION
Total Land
Land Unit Type

PREVIOUS ASSESSMENTS
Tx Yr Cat Use Bid Value Yard Items Land Size Land Val Total Appt Assessed Notes
2023 FV 353 105,000 800 0.17348 83,600 189,400 189,400 Year End
2022 FV 353 105,000 800 0.17348 80,300 186,100 0 Year End
2021 FV 353 105,000 800 0.17348 76,500 182,300 0 Year End Close
2020 FV 353 105,000 800 0.17348 76,500 182,300 0 Year End Close
2019 FV 353 106,300 800 0.17348 76,500 183,600 Year End
2018 FV 353 106,300 800 0.17348 76,500 183,600 Year End
2017 FV 353 106,300 800 0.17348 76,500 183,600 Year End
2016 FV 353 105,300 800 0.17348 76,500 182,600 Year End Roll
2015 FV 353 105,300 800 0.17348 81,200 187,300 Year End Roll

SALES INFORMATION
Garage WILLIAM H CARNEY LODGE 10702-40 1682-156 03/05/2013 12/31/1989 0 No F 0 No F
N/A

OTHER ASSESSMENTS
Code Desc Amt Comm Int Amt

PROPERTY FACTORS
Item Code Mem Code %
UH 16 - ALL Dis 1
UH 2 Dis 2
UH 3 Dis 3
Census Zone 1 RC 100
F. HAZ Zone 2
T000 2 - ST LEVEL Zone 3
Street HX
Traffic 1 - HEAVY
Exempt

LAND SECTION (353)
LUC Desc Alt % FL # Lnds Depth U Type L Type FL Base V Line Pro Adj Pro NBC FL Mod Mt 1 % Mt 2 % Mt 3 % Avg Amt 2 Use % Spce LV Juns L FL Assessed Notes
353 FRATRL 1 7.557 S Prime Site 1 8.75 8.75 C-3 1 83,618 0 0 1 83,600 PB 179.63

Building Permits
Date Number Desc Amount Closed Status Fed ID Notes Last Visit
11/20/2007 2139-07 CHGHOUSE 275 C OCCUPANT LOA

Activities

Date	Result	By
04/10/2015	02	RUIPEREIRA
12/17/2013	02	MARGAUX RO
11/02/2007	03	MIKE GUBLER
11/06/2001	03	MIKE GUBLER

Activities

Date	Result	By
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11/02/2007	03	MIKE GUBLER
11/06/2001	03	MIKE GUBLER

Activities

Date	Result	By
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