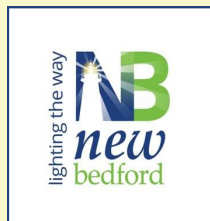


# FY25

## Community Preservation Act Funding Recommendations



### COMMUNITY PRESERVATION COMMITTEE



**OPEN SPACE**



**RECREATION**



**HISTORIC**



**HOUSING**

**Community Preservation Act FY25 Funding Recommendations**

## ABOUT THE COMMUNITY PRESERVATION ACT

The Community Preservation Act (CPA) was adopted by the voters of New Bedford in 2014. The CPA is a state law (Massachusetts General Law Chapter 44B) that helps communities preserve open space and historic resources; create community housing; and develop outdoor recreational facilities. The CPA provides for an annual contribution of state funds from the Community Preservation Trust Fund to each participating municipality.

In New Bedford, CPA funds are generated by a 1.5% surcharge on annual tax assessments. The surcharge is calculated on the value of the property after deducting the first \$100,000 in value. Low-income households and low- and moderate-income senior households may annually apply to be exempted from the surcharge. The median yearly CPA surcharge using the City's FY24 tax rate was \$46.26, or \$11.56 per quarter. In addition to the local surcharge, the state provides matching funds that are not less than 5% and not more than 100% of the funds collected by the city.

In accordance with the terms of the CPA and the City of New Bedford's Community Preservation Committee (CPC) Ordinance, the CPC was formed in 2016 and is comprised of nine members: four (4) members of the general public appointed by the Mayor and five (5) required members from each of the following: Conservation Commission, Historical Commission, Park Board, Planning Board, and Housing Authority.

CPC MEMBER	REPRESENTATION
Janine da Silva, Chair	Historical Commission
Jody Seivert, Vice Chair	General Public
Melissa Chester-Letendre, Clerk	General Public
Christopher Amaral	General Public
vacant	General Public
Arthur Glassman	Planning Board
Peter Blanchard	Conservation Commission
Leona Fisher	Housing Authority
Diane Berube	Park Board

By law, the Community Preservation Committee is the entity which administers the City's community preservation fund; writes and adopts the annual Community Preservation Plan to guide CPA funding decisions; receives and reviews applications from the community for CPA funding; and recommends projects to City Council for funding approval.

The City Council has the final authority to award CPC recommended projects in one of three ways:

1. approve the project as recommended;
2. reduce the recommended project funding;
3. or reject the project recommended.

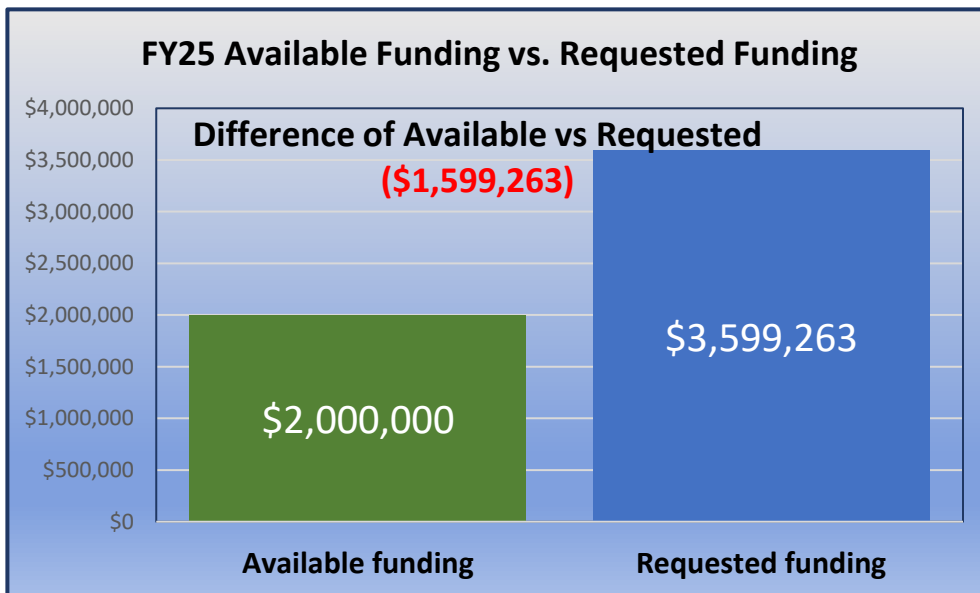
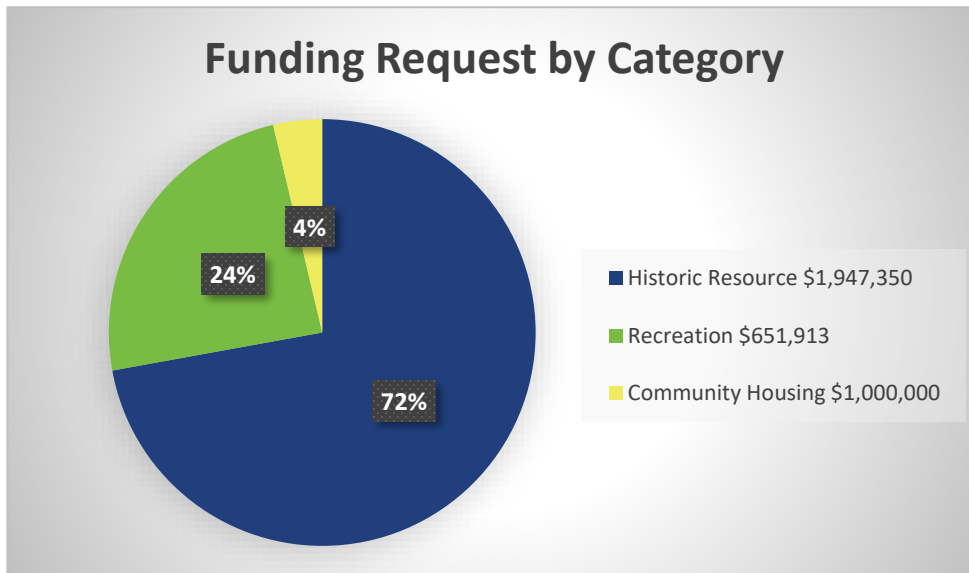
The City Council cannot increase the amounts recommended by the CPC nor can the City Council act on projects the CPC has not recommended.

To guide its decision-making process each year, the CPC utilizes the Community Preservation Plan. The Plan outlines the community's goals and objectives for using CPA funds. The Plan is reviewed and updated annually after a public hearing and is available on the CPC website <https://www.newbedford-ma.gov/planning/community-preservation/>.

## CPA FUNDING REQUESTS

The FY25 Application Cycle began in September 2024. The CPC received thirty-three (33) Step I Eligibility Determination Forms for review. Thirty (30) projects were determined to be eligible under CPA and were invited to submit a Step II Application. Two (2) projects withdrew from consideration prior to review and one (1) project was determined to be ineligible.

In November 2024, the CPC received twenty-six (26) Step II Project Applications, seeking a total of \$3,599,263 in funding for a variety of projects which would benefit the City. These applications can be found at <https://www.newbedford-ma.gov/planning/application-info/>.



As in previous years, the amount requested exceeded the total available funding.

## CPC FUNDING RECOMMENDATIONS

In FY25, there is \$2,000,000 available for the CPC to recommend for grant award appropriations in the CPA categories: Recreation/Open Space, Historic Resource, and Community Housing.

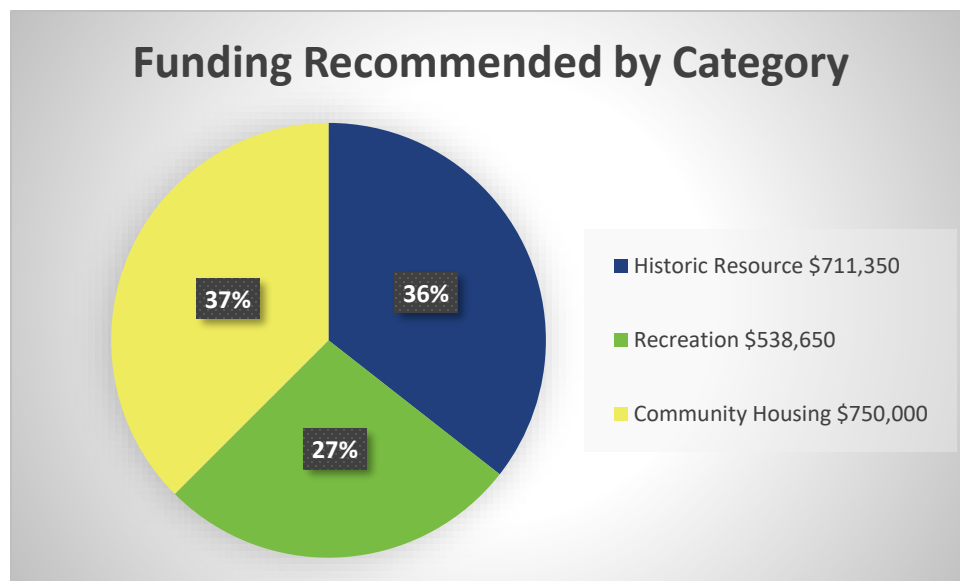
In deciding how to allocate funds through a competitive application process, the CPC evaluated projects against the priorities established in the FY25 Community Preservation Plan and took into consideration other relevant factors such as the amount of funding available; the ability to fully or partially fund projects which could impact the project’s success and completion; if the project was shovel ready with a project timeline within the next fiscal year; the applicant’s history with CPA funding; the applicant’s ability to successfully execute the project; if the project provided a public benefit; if the project had public support; and the project’s ability to leverage non-CPA funding.

The CPC reviewed the project applications over the course of several months and held three public meetings in January 2025 at which the applicants were invited to present their proposals to the CPC and the community. These public meetings were filmed for broadcast by New Bedford Cable Access. Applicant PowerPoint presentations are available on the CPC webpage <https://www.newbedford-ma.gov/planning/application-info/>.

At its February 10, 2025 meeting, the CPC voted to recommend to the City Council \$2,000,000 in CPA award appropriations to twenty-three (23) project applicants. The CPC determined, among other factors, that the recommended projects met the goals in the Community Preservation Plan, provided a public benefit, addressed a critical need, were shovel-ready, and demonstrated the ability to leverage non-CPA funds.

If approved by City Council, all recommended projects must enter into an agreement with the city and submit quarterly progress reports. Additional conditions applicable to each project are listed within this document.

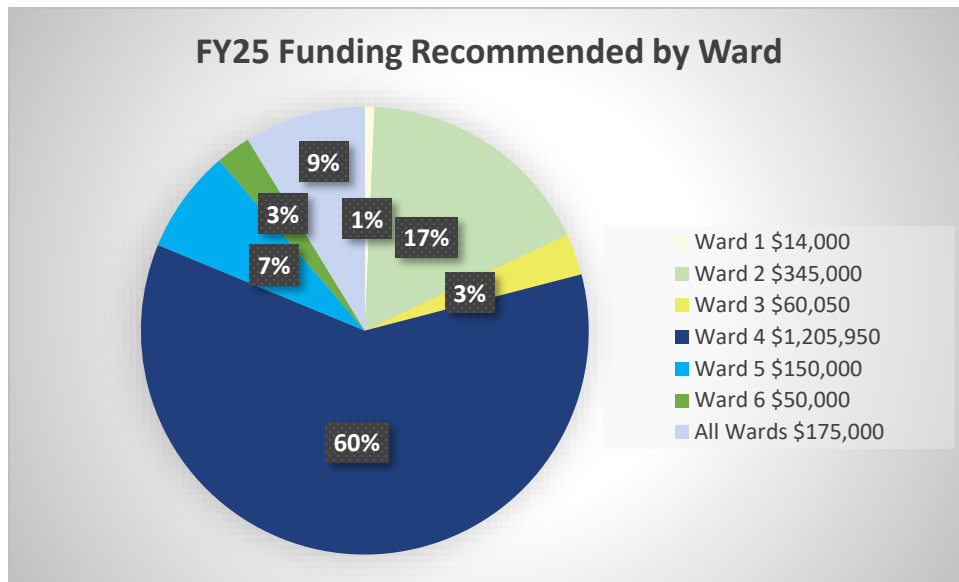
FY25 FUNDING RECOMMENDATIONS			
CPA Category	Number Submitted	Number Recommended	Total Recommended
Community Housing	5	5	\$750,000
Historic Resource	15	12	\$711,350
Recreation	6	6	\$538,650



## FY25 FUNDING RECOMMENDATIONS

Project #	CPA CATEGORY: HISTORIC RESOURCE	FUNDING SOURCE	AMOUNT
4	AHSC – Grinnell Mansion	Budgeted Reserve	\$50,000
8	City Clerk Record Preservation Phase III	Historic Resource	\$40,000
10	Historical Documents Ft. Taber-Ft. Rodman	Historic Resource	\$16,000
12	John Emerson Portrait Restoration	Historic Resource	\$10,050
13	Liberty Hall Playbill Conservation	Historic Resource	\$69,000
14	Milton Silvia Collection Digitization Phase III	Historic Resource	\$15,000
15	NB Fishing Heritage Center Archives Phase III	Historic Resource	\$9,503
		Budgeted Reserve	\$25,497
16	NB Superior Courthouse Window Restoration	Budgeted Reserve	\$100,000
20	Storm Protection at Rotch-Jones-Duff House	Fund Balance	\$33,300
21	Underground Railroad Café and Gallery	Fund Balance	\$150,000
22	Whaleman Statue Restoration	Fund Balance	\$28,000
23	William H. Carney Lodge	Fund Balance	\$215,000
Project #	CPA CATEGORY: RECREATION/OPEN SPACE	FUNDING SOURCE	AMOUNT
6	Acushnet River Rowing Center Dock	Recreation	\$150,000
7	Boys & Girls Club Outdoor Shade Structure	Budgeted Reserve	\$112,000
11	Island Park	Budgeted Reserve	\$95,000
17	Northern Scenic Greenway	Fund Balance	\$14,000
18	Sgt Carney Academy Community Playground Phase II	Budgeted Reserve	\$114,146
		Fund Balance	\$30,854
19	St. Teresa of Calcutta Park Renovation	Recreation	\$9,553
		Fund Balance	\$13,097
Project #	CPA CATEGORY: COMMUNITY HOUSING	FUNDING SOURCE	AMOUNT
1	105 Ashley Boulevard Redevelopment	Community Housing	\$100,000
2	193-197 Union Street	Community Housing	\$59,553
		Budgeted Reserve	\$190,447
3	AHSC – Acushnet Commons	Budgeted Reserve	\$50,000
5	AHSC – Ingraham School	Budgeted Reserve	\$50,000
9	Hillman Firehouse Restoration	Budgeted Reserve	\$250,000
<b>TOTAL FUNDING RECOMMENDED</b>			<b>\$2,000,000</b>

FY25 FUNDING RECOMMENDATIONS BY WARD			
Ward	Number Submitted	Number Recommended	TOTAL RECOMMENDED
1	1	1	\$14,000
2	4	3	\$345,000
3	2	2	\$60,050
4	10	9	\$1,205,950
5	2	2	\$150,000
6	1	1	\$50,000
ALL	6	5	\$175,000

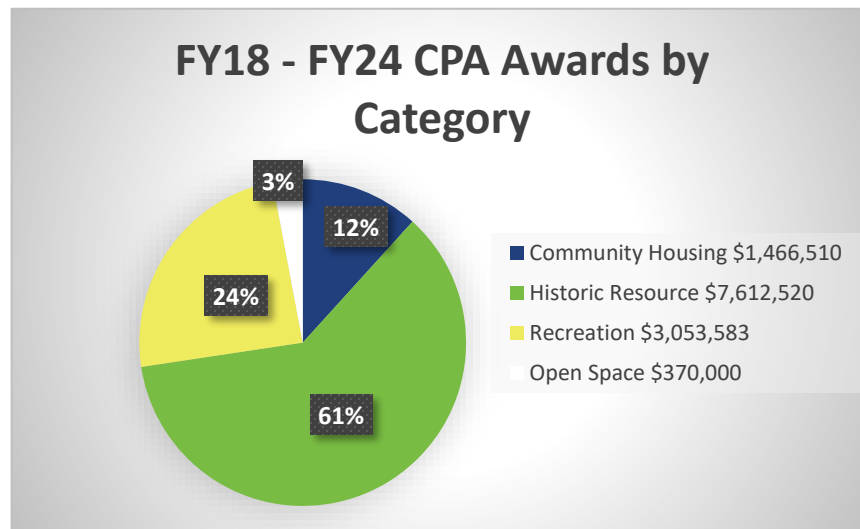


The CPC engages in outreach to encourage the submission of applications from across the City. This outreach includes public meetings, social media outreach, and community engagement. In addition, the CPA Manager provides technical assistance to organizations. The CPC takes into consideration the need to fund projects across the City for the benefit of all taxpayers when making recommendations.

## CPA FUNDING RECOMMENDATIONS OVERVIEW FY18 – FY24

The FY25 application cycle represents the eighth year of CPA awards. To date, 122 CPA grants have been recommended by the CPC and approved by City Council, totaling \$12,502,613 in CPA funds awarded to projects across the City. The award breakdown by fiscal year is as follows:

- **FY18 application cycle:** The CPC recommended seventeen (17) grants, totaling \$2,599,223, to City Council. All grants were fully approved by City Council.
- **FY19 application cycle:** The CPC recommended seventeen (17) grants, totaling \$1,547,875, to City Council. All grants were fully approved by City Council.
- **FY20 application cycle:** The CPC recommended eleven (11) grants, totaling \$1,145,011, to City Council. All grants were fully approved by City Council.
- **FY21 application cycle:** The CPC recommended eighteen (18) grants, totaling \$1,602,404, to City Council. All grants were fully approved by City Council.
- **FY22 application cycle:** The CPC recommended sixteen (16) grants, totaling \$1,600,000, to City Council. All grants were fully approved by City Council.
- **FY23 application cycle:** The CPC recommended twenty-two (22) grants, totaling \$1,808,100, to City Council. All grants were fully approved by City Council.
- **FY24 application cycle:** The CPC recommended twenty-one (21) grants, totaling \$2,200,000, to City Council. All grants were fully approved by City Council.



Due to the historic nature of the City, many of the applications received are in the Historic Resource category. When reviewing the applications and determining recommendations, the CPC takes into consideration the need to fund across all categories each year in order to address all of the goals within the CPA Plan.

## FY18 – FY24 CPA AWARDS BY CATEGORY

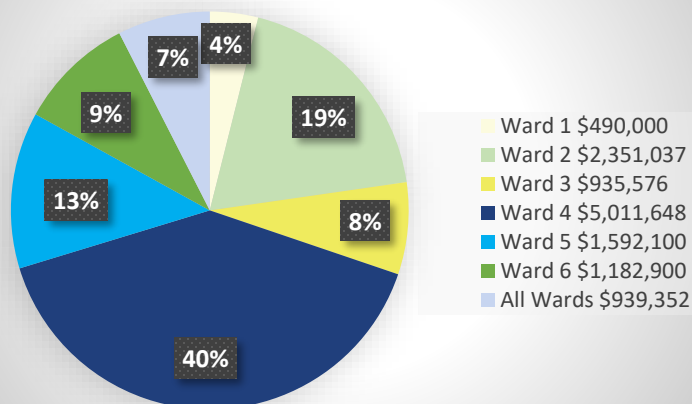
CPA Category	Number Of Grants Awarded	Total Awards	Percentage of Total Awards
Community Housing	7	\$1,466,510	12%
Historic Resource	85	\$7,612,520	61%
Open Space	1	\$370,000	3%
Recreation	29	\$3,053,583	24%
	<b>122</b>	<b>\$ 12,502,613</b>	<b>100.0%</b>

Awards are made in one CPA category, but a project may also meet the goal of another category. To date, there are fifteen awards totaling \$2,909,837 in CPA funding which meet goals under both historic resource and community housing. This amount represents 23.3% of all CPA funding awarded since FY18.

## FY18 – FY24 CPA AWARDS BY WARD

	Number of Applications Received	Number of Applications Awarded CPA Funds	Award Total	Percentage of Total Awards
Ward 1	4	3	\$490,000	4%
Ward 2	18	13	\$2,351,037	19%
Ward 3	13	7	\$935,576	8%
Ward 4	63	53	\$5,011,648	40%
Ward 5	24	16	\$1,592,100	13%
Ward 6	14	10	\$1,182,900	9%
All city	23	20	\$939,352	7%
	<b>159</b>	<b>122</b>	<b>\$12,502,613</b>	<b>100.0%</b>

**FY18 - FY24 CPA Awards by Ward**



The CPC engages in outreach to encourage the submission of applications from across the City. This outreach includes public meetings, social media outreach, and community engagement. In addition, the CPA Manager provides technical assistance to organizations. When determining recommendations, the CPC takes into consideration the need to fund projects across the City for the benefit of all residents.

## Leveraged Funding

CPA awards can be used to leverage monies from other funding sources such as state and federal agencies, other local funds, foundations, and private donors. CPA funds may be used as a match for those funds or as an example of the local commitment to a project.

The impact of CPA awards leveraging other funds is significant as only 33% of the grants have reported receiving leveraged funds. Of the 122 grants awarded to date, forty (40) grants have received additional other funding as a result of receiving the CPA award. To date, these grantees have received **\$4,739,963** in CPA funds yet have leveraged an additional **\$12,893,216** from other sources – *over 2.7 times the CPA amount awarded to these projects.*

These outside funds have resulted in more than a dollar to dollar match of the \$12,502,613 in CPA funds awarded to date. This additional funding strengthens CPA's impact on the city and ensures the success of the projects.



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #1**

<b>PROJECT TITLE</b>	<b>105 Ashley Boulevard Redevelopment</b>				
<b>PROJECT LOCATION</b>	<b>105 Ashley Boulevard</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Green Miles Properties LLC</b>				
<b>FUNDING AMOUNT</b>	<b>\$100,000</b>	<b>CPA CATEGORY</b>	<b>Community Housing</b>	<b>CITY WARD</b>	<b>1</b>

#### PROJECT DESCRIPTION

The 105 Ashley Boulevard project will create nine community housing units for households between 60% - 100% AMI; the project will include two ADA compliant units. The project will rehabilitate a long vacant building with the CPA award activating \$2 million in private and state funding. This project recommendation will fund rehabilitation which includes light demolition, fire suppression, light site work, and mechanical/electrical/plumbing.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 7-0, the Community Preservation Committee recommended appropriating **\$100,000 from the Community Housing Reserve Fund** for a grant to Green Miles Properties, LLC for the 105 Ashley Boulevard project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by increasing the supply of affordable housing; increasing the supply of ADA compliant housing; rehabilitating a long vacant building while decreasing the number of vacant units in the City; is located in a visually prominent location that is an indicator for the future well-being of the neighborhood; and incorporates efficient mechanical systems.

#### MEASURES OF SUCCESS

The success of the project will be measured by the successful rehabilitation of the property and the occupancy of nine community housing units.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the creation of nine mixed income rental housing units for households between 60% - 100% AMI.
2. The Grantee agrees to execute and record an Affordable Housing Restriction for this project.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$100,000	\$100,000
2	Equity				\$100,000	\$100,000
3	UPP Award		\$147,000			\$147,000
4	OneStop				\$500,000	\$500,000
5	NSP				\$500,000	\$500,000
6	Permanent Debt				\$2,000,000	\$2,000,000,
<b>TOTAL PROJECT COSTS</b>			\$147,000		\$3,200,000	\$3,347,000

\* 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.

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>

The following page provides the updated information requested by Councillor Linda Morad during the applicant’s January 28, 2025 public presentation.



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #2**

<b>PROJECT TITLE</b>	<b>193-197 Union Street</b>				
<b>PROJECT LOCATION</b>	<b>193-197 Union Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>One Circle Holdings, LLC</b>				
<b>FUNDING AMOUNT</b>	<b>\$250,000</b>	<b>CPA CATEGORY</b>	<b>Community Housing</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The 193-197 Union Street project will create nine community housing units for households at or below 80% AMI; three units will be ADA compliant. The project will create a total of 45 units, activating a long vacant lot in a visually prominent location. This project recommendation will fund the construction of the nine community housing units.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 7-0, the Community Preservation Committee recommended appropriating **\$59,553 from the Community Housing Reserve Fund and \$190,447 from the Budgeted Reserve Fund for a \$250,000 grant** to One Circle Holdings, LLC for the 193-197 Union Street project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by increasing the supply of affordable housing; increasing the supply of ADA compliant housing; activating a long vacant lot; is located in a visually prominent location that is an indicator for the future well-being of the neighborhood; and incorporates efficient mechanical systems.

#### MEASURES OF SUCCESS

The success of the project will be measured by the successful completion of the project and the occupancy of the nine community housing units.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the creation of nine mixed income rental housing units for households with an AMI no greater than 100% AMI.
2. The Grantee agrees to execute and record an Affordable Housing Restriction for this project.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>		\$500,000			\$500,000
2	HDIP				\$2,250,000	\$2,250,000
3	Workforce				\$2,250,000	\$2,250,000
4	ARPA				\$1,000,000	\$1,000,000
5	HNEF				\$5,900,000	\$5,900,000
6	Loan		\$5,300,000		\$2,700,000	\$8,000,000
7	Private Equity		\$780,000	\$50,000		\$830,000
<b>TOTAL PROJECT COSTS</b>			<b>\$6,580,000</b>	<b>\$50,000</b>	<b>\$14,100,000</b>	<b>\$20,730,000</b>
<i>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</i> <i>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</i>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



**JONATHAN F. MITCHELL**  
MAYOR

# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740  
Telephone (508) 979.1488

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #3**

<b>PROJECT TITLE</b>	<b>AHSC – Acushnet Commons</b>				
<b>PROJECT LOCATION</b>	59 Linden Street				
<b>APPLICANT/ORGANIZATION</b>	Affordable Housing & Services Collaborative, Inc.				
<b>FUNDING AMOUNT</b>	<b>\$50,000</b>	<b>CPA CATEGORY</b>	<b>Community Housing</b>	<b>CITY WARD</b>	<b>3</b>

#### PROJECT DESCRIPTION

The Acushnet Commons project will rehabilitate the historic building, following the Secretary of the Interior Standards; renovate the 12 existing community housing units; and create five additional community housing units. All units will be for households between 30% - 50% AMI and will follow ADA/MAAB regulations. This project recommendation will fund the construction of the five new community housing units.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$50,000 from the Budgeted Reserve Fund** for a grant to Affordable Housing & Services Collaborative, Inc. for AHSC – Acushnet Commons project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by increasing the supply of affordable housing; increasing the supply of ADA compliant housing; restoration of a historic building; is located in a visually prominent location that is an indicator for the future well-being of the neighborhood; and incorporates efficient mechanical systems.

#### MEASURES OF SUCCESS

The success of the project will be measured by the successful completion of the project and the occupancy of the five affordable housing units.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the creation of five rental housing units for households with an AMI of 30% - 60%.
2. The Grantee agrees to execute and record an Affordable Housing Restriction for these units.
3. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
4. No disbursement of funds may occur until the project has received all necessary permits and approvals.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$50,000	\$50,000
2	Fed & State LIHTC Equity		\$566,876		\$4,000,000	\$4,566,876
3	Historic Equity		\$188,976		\$1,488,087	\$1,677,063
4	Permanent Debt		\$383,333			\$383,333
5	Assumed/Debt Repay			\$1,179,000		\$1,179,000
6	Subordinate Debt		\$450,000		\$744,345	\$1,194,345
7	Deferred Fee		\$403,532			\$403,532
<b>TOTAL PROJECT COSTS</b>			<b>\$1,992,717</b>	<b>\$1,179,000</b>	<b>\$6,282,432</b>	<b>\$9,454,149</b>
<i>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</i> <i>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</i>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

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JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #4**

<b>PROJECT TITLE</b>	<b>AHSC – Grinnell Mansion</b>				
<b>PROJECT LOCATION</b>	<b>379 County Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Affordable Housing &amp; Services Collaborative, Inc.</b>				
<b>FUNDING AMOUNT</b>	<b>\$50,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>5</b>

#### PROJECT DESCRIPTION

The Grinnell Mansion project will rehabilitate this historic building, following the Secretary of the Interior Standards. This property contains 17 community housing units for the elderly. This project recommendation will fund the exterior restoration of this historic building.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$50,000 from the Budgeted Reserve Fund** for a grant to Affordable Housing & Services Collaborative, Inc. for the Grinnell Mansion project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by restoring a historic building with notable architectural and cultural significance which contains 17 units of affordable housing for the elderly and is located in a visually prominent location that is an indicator for the future well-being of the neighborhood.

#### MEASURES OF SUCCESS

The success of the project will be measured by the successful completion of the historic rehabilitation of the building according to the Secretary of the Interior Standards.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the exterior preservation and rehabilitation of this property.
2. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$50,000	\$50,000
2	Fed & State LIHTC Equity		\$566,876		\$4,000,000	\$4,566,876
3	Historic Equity		\$188,976		\$1,488,087	\$1,677,063
4	Permanent Debt		\$383,333			\$383,333
5	Assumed/Debt Repay			\$897,500		\$897,500
6	Subordinate Debt		\$416,421		\$1,059,424	\$1,475,845
7	Deferred Fee		\$403,532			\$403,532
<b>TOTAL PROJECT COSTS</b>			<b>\$1,959,138</b>	<b>\$897,500</b>	<b>\$6,597,511</b>	<b>\$9,454,149</b>
* 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.						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #5**

<b>PROJECT TITLE</b>	<b>AHSC – Ingraham School</b>				
<b>PROJECT LOCATION</b>	<b>80 Rivet Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Affordable Housing &amp; Services Collaborative, Inc.</b>				
<b>FUNDING AMOUNT</b>	<b>\$50,000</b>	<b>CPA CATEGORY</b>	<b>Community Housing</b>	<b>CITY WARD</b>	<b>6</b>

#### PROJECT DESCRIPTION

The Ingraham School project will rehabilitate this historic building, following the Secretary of the Interior Standards; renovate the 19 existing community housing units; and create eight additional community housing units. All units will be for households between 30% - 50% AMI and will follow ADA/MAAB regulations. This project recommendation will fund the construction of the eight new community housing units.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$50,000 from the Budgeted Reserve Fund** for a grant to Affordable Housing & Services Collaborative, Inc. for the Ingraham School project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by increasing the supply of affordable housing; increasing the supply of ADA compliant housing; restoration of a historic building; is located in a visually prominent location that is an indicator for the future well-being of the neighborhood; and incorporates efficient mechanical systems.

#### MEASURES OF SUCCESS

The success of the project will be measured by the successful completion of the project and the occupancy of the eight affordable housing units.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the creation of eight rental housing units for households with an AMI of 30% - 60%.
2. The Grantee agrees to execute and record an Affordable Housing Restriction for these units.
3. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
4. No disbursement of funds may occur until the project has received all necessary permits and approvals.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$50,000	\$50,000
2	Fed & State LIHTC Equity		\$1,100,000	\$2,200,000	\$4,000,000	\$7,300,000
3	Historic Equity		\$730,237		\$2,000,000	\$2,730,237
4	Permanent Debt		\$383,333			\$383,333
5	Reserve Loan		\$437,000			\$437,000
6	Subordinate Debt		\$825,810		\$2,885,501	\$3,711,311
7	Deferred Fee		\$403,532			\$403,532
<b>TOTAL PROJECT COSTS</b>			<b>\$3,879,912</b>	<b>\$2,200,000</b>	<b>\$8,935,501</b>	<b>\$15,015,413</b>
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



**JONATHAN F. MITCHELL**  
MAYOR

# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740  
Telephone (508) 979.1488

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #6**

<b>PROJECT TITLE</b>	<b>Acushnet River Rowing Center Dock</b>				
<b>PROJECT LOCATION</b>	<b>720 Belleville Avenue</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>City of New Bedford Department of Parks, Recreation, and Beaches</b>				
<b>CO-APPLICANT/ORGANIZATION</b>	<b>New Bedford Rowing Center, Inc.</b>				
<b>FUNDING AMOUNT</b>	<b>\$150,000</b>	<b>CPA CATEGORY</b>	<b>Recreation</b>	<b>CITY WARD</b>	<b>2</b>

#### PROJECT DESCRIPTION

The Acushnet River Rowing Center Dock will expand public access to the Acushnet River with the installation of a 200' dock and gangway. This access will allow the launching of non-motorized recreational watercraft into the upper Acushnet River. This project recommendation will fund the purchase and installation of a gangway and 200' dock.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$150,000 from the Recreation/Open Space Reserve Fund** for a grant to the City of New Bedford Department of Parks, Recreation and Beaches and the New Bedford Rowing Center, Inc. for the Acushnet River Rowing Center Dock project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by expanding the range of recreational opportunities for residents of all ages and abilities by improving and enhancing public access to the upper Acushnet River while expanding waterfront accessibility and use.

#### MEASURES OF SUCCESS

The success of the project will be measured by the successful construction and installation of the gangway and dock, providing access for the general public for launching of non-motorized watercraft.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the purchase and installation of the gangway and 200' dock, including permitting, for the Acushnet River Rowing Center located at 720 Belleville Avenue.
2. Public use of the gangway and dock must be allowed by the City.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$204,668.88	\$204,668.88
2	In-Kind-New Bedford Rowing Inc.		\$4,589			\$4,589
<b>TOTAL PROJECT COSTS</b>			\$4,589		\$204,668.88	\$209,257.88
* 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.						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

**JONATHAN F. MITCHELL**

**MAYOR**

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #7**

<b>PROJECT TITLE</b>	<b>Boys &amp; Girls Club Shade Structure</b>			
<b>PROJECT LOCATION</b>	166 Jenney Street			
<b>APPLICANT/ORGANIZATION</b>	Boys & Girls Club of Greater New Bedford			
<b>FUNDING AMOUNT</b>	<b>\$112,000</b>	<b>CPA CATEGORY</b>	Recreation	<b>CITY WARD</b> 4

#### PROJECT DESCRIPTION

The Boys & Girls Club of Greater New Bedford project will expand the outdoor passive recreation space for youth ages 7 to 13 years, providing a sheltered space to provide programming and increasing ADA accessibility for their members and the community. The space will be available to be used by club members and the general public. This project recommendation will fund the purchase and installation of an outdoor shade structure and walkway as well as the associated amenities.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$112,000 from the Budgeted Reserve Fund** for a grant to Boys & Girls Club of Greater New Bedford for the Boys & Girls Club Shade Structure project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by expanding the range of recreational opportunities for residents of all ages and abilities by expanding passive recreational opportunities to be open to all City residents.

#### MEASURES OF SUCCESS

The success of the project will be measured by the successful completion of the purchase and installation of the shade structure and walkway, the increase in outdoor programming, and the usage by club program participants and the general public.

#### FUNDING CONDITIONS

1. CPA funds are to be used for purchase and installation of the outdoor shade structure, concrete pad, and amenities.
2. The Grantee agrees to provide public access to the area including during club operating hours when not in use for club programming.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>			\$38,600	\$73,600	\$112,200
2	Foundations/grants			\$15,000		\$15,000
3	Fundraising			\$5,000		\$5,000
4	In Kind services				\$2,800	\$2,800
<b>TOTAL PROJECT COSTS</b>				<b>\$58,600</b>	<b>\$76,400</b>	<b>\$135,000</b>
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #8**

<b>PROJECT TITLE</b>	<b>City Clerk Record Preservation Phase IV</b>				
<b>PROJECT LOCATION</b>	<b>133 William Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>City Clerk</b>				
<b>FUNDING AMOUNT</b>	<b>\$40,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>All</b>

#### PROJECT DESCRIPTION

The City Clerk Record Preservation Phase IV project will continue the preservation of the documents the City is legally required to maintain and make available to the public. To date, over 690,000 records have been preserved in the first three phases. This project recommendation will fund Phase IV for the microfilming of records following industry standards.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$40,000 from the Historic Resource Reserve Fund** for a grant to the City of New Bedford City Clerk’s Office for the City Clerk Record Preservation Phase IV project accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria protecting preserving, and enhancing a historic and cultural resource – each record – while also benefitting the community by expanding public access.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of Phase IV, the microfilming of invaluable City records, the creation of two sets of microfilm, and increased public access.

#### FUNDING CONDITIONS

1. CPA funds are only to be used for the preservation and microfilming of City records.
2. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>		\$50,000			\$50,000
<b>TOTAL PROJECT COSTS</b>			\$50,000			\$50,000

\* 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.

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# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

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JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #9**

<b>PROJECT TITLE</b>	<b>Hillman Firehouse Restoration</b>				
<b>PROJECT LOCATION</b>	<b>109 Hillman Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Hillman Firehouse LLC</b>				
<b>FUNDING AMOUNT</b>	<b>\$250,000</b>	<b>CPA CATEGORY</b>	<b>Community Housing</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The Hillman Firehouse Restoration project will rehabilitate and restore, per Secretary of the Interior Standards, the historic Engine No. 5 House (circa 1892), creating five community housing units for households between 50% - 60% AMI (one unit will be ADA accessible at 50% AMI) and three market rate units. This project recommendation will fund the exterior preservation phase of this community housing project.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$250,000 from the Budgeted Reserve Fund** for a grant to the Hillman Firehouse, LLC for the Hillman Firehouse Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by the adaptive reuse of this non-residential building into rental units; increasing the supply of community housing with the creation five community housing units; increasing the supply of ADA housing; restoring a significant historic building which is located in a visually prominent location that is an indicator for the future well-being of the neighborhood; has the potential to benefit the community at large; and is a resource of notable and distinctive architecture.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful restoration and rehabilitation of this long vacant building and the occupancy of all eight units

#### FUNDING CONDITIONS

1. CPA funds are to be used for the historic rehabilitation of 109 Hillman Street and the creation of five mixed income rental housing units for households between 50% - 60% AMI.
2. Grantee agrees to execute and record an affordable housing restriction for the five units.
3. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
4. No disbursement of funds may occur until the project has received all necessary permits and approvals.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$250,000	\$250,000
2	NB HOME/ARPA		\$161,000		\$1,214,000	\$1,375,000
3	EOHLC - CHSI		\$200,000		\$800,000	\$1,000,000
4	Bank Financing		\$222,239.50		\$127,731	\$349,970.50
5	MA Historic Tax Credits		\$278,239.50		\$309,731	\$587,970.50
6	Lead Paint Grant				\$50,000	\$50,000
7	NB CPA FY20				\$300,000	\$300,000
<b>TOTAL PROJECT COSTS</b>			\$861,479		\$3,051,462	\$3,912,941
<i>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</i> <i>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</i>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>

The following page provides the updated information requested by Councillor Linda Morad during the applicant's January 14, 2025 presentation.



**JONATHAN F. MITCHELL**  
MAYOR

# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740  
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### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #10**

<b>PROJECT TITLE</b>	<b>Historical Documents Ft. Taber Ft. Rodman</b>				
<b>PROJECT LOCATION</b>	<b>1000C Rodney French Boulevard</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Fort Taber-Fort Rodman Military Museum</b>				
<b>FUNDING AMOUNT</b>	<b>\$16,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>All</b>

#### PROJECT DESCRIPTION

The Ft. Taber-Ft. Rodman Historical Documents project will conserve, preserve, and frame for public display eight historically significant documents. These documents include an officer's commission from 1773 signed by King George III's Massachusetts Governor to an 1861 Civil War Naval discharge. This project recommendation will fund conservation, preservation, and preparation for public display all documents.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$16,000 from the Historic Resource Reserve Fund** for a grant to the Fort Taber-Fort Rodman Military Museum for the Fort Taber-Fort Rodman Historical Documents project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by protecting, preserving, and enhancing a historic and cultural resource - each document - while also benefiting the community at large by expanding public access. The project is urgent due to the deterioration of the documents if not conserved.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the conservation and public display of all eight documents, providing increased public access.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the conservation, preservation, and framing of eight historically significant documents.
2. The Grantee agrees to provide public access through the display of the documents at the museum.
3. No disbursement of funds may occur until the project has received all necessary approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$16,000	\$16,000
<b>TOTAL PROJECT COSTS</b>						\$16,000

\* *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.*

The full application is available at [https //www.newbedford-ma.gov/planning/application-info/](https://www.newbedford-ma.gov/planning/application-info/)



**JONATHAN F. MITCHELL**  
MAYOR

# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740  
Telephone (508) 979.1488

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #11**

<b>PROJECT TITLE</b>	<b>Island Park</b>				
<b>PROJECT LOCATION</b>	<b>1137-1145 Acushnet Avenue</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Cape Verdean Association in New Bedford, Inc.</b>				
<b>FUNDING AMOUNT</b>	<b>\$95,000</b>	<b>CPA CATEGORY</b>	<b>Recreation</b>	<b>CITY WARD</b>	<b>2</b>

#### PROJECT DESCRIPTION

The Island Park project will complete the restoration of this once vacant lot, activating it into a passive recreational space for cultural programming by the Cape Verdean Association in New Bedford and use as a public green space. This project recommendation will fund the final phase of construction including the sidewalks and driveway; the purchase of amenities such as seating, trash and waste receptacles, and bike racks; and security measures including gates and lighting.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$95,000 from the Budgeted Reserve Fund** for a grant to the Cape Verdean Association in New Bedford, Inc. for the Island Park project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by expanding the availability of outdoor recreational opportunities available to residents of all ages and abilities by creating a new passive recreational space.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the project and the use by the Cape Verdean Association in New Bedford and the general public as a passive recreational space.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the completion of Island Park located at 1145 Acushnet Avenue, New Bedford, as outlined in the FY25 CPA application.
2. No disbursement of funds may occur until the project has received all necessary permits and approvals.
3. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$110,000	\$110,000
2	Phase II Paver Campaign				\$32,500	\$32,500
3	Phase II Private Foundations				\$10,000	\$10,000
4	Phase II Eversource				\$1,500	\$1,500
<b>TOTAL PROJECT COSTS</b>					<b>\$154,000</b>	<b>\$154,000</b>
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

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JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #12**

<b>PROJECT TITLE</b>	<b>John Emerson Portrait Restoration</b>				
<b>PROJECT LOCATION</b>	<b>New Bedford High School</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>New Bedford Public Schools</b>				
<b>FUNDING AMOUNT</b>	<b>\$10,050</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>3</b>

#### PROJECT DESCRIPTION

The John Emerson Portrait Restoration project will restore and conserve the 1865 oil portrait of John Emerson, the first principal of New Bedford High School. The portrait will be publicly displayed at New Bedford High School and as the sole extant object related to the establishment of the High School in 1827, will be the central artifact during the bicentennial celebration in 2027. This project recommendation will fund the restoration and conservation of the portrait.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$10,050 from the Historic Resource Reserve Fund** for a grant to the New Bedford Public Schools for the John Emerson Portrait Restoration project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA plan needs, priorities, and criteria by preserving a significant historical and cultural resource, protecting a city owned resource of historical significance, and providing public access to the resource.

#### MEASURES OF SUCCESS

The success of this project will be measured by the preservation of the portrait and public display for the bicentennial celebration.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the restoration and framing of the 1875 oil portrait of John Emerson.
2. Public display at New Bedford High School or another public facility must be allowed by the City.
3. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$10,050	\$10,050
<b>TOTAL PROJECT COSTS</b>					\$10,050	\$10,050

\* 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.

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

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JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #13**

<b>PROJECT TITLE</b>	<b>Liberty Hall Playbill Conservation</b>				
<b>PROJECT LOCATION</b>	613 Pleasant Street				
<b>APPLICANT/ORGANIZATION</b>	New Bedford Free Public Library				
<b>FUNDING AMOUNT</b>	\$69,000	<b>CPA CATEGORY</b>	Historic Resource	<b>CITY WARD</b>	All

#### PROJECT DESCRIPTION

The Liberty Hall Playbill Conservation project will conserve the collection of playbills and broadsides advertising concerts, lectures, and other entertainment at New Bedford’s Liberty Hall from 1865 through 1879. The collection of approximately 1,145 sheets needs to be conserved and stabilized in order to protect from further loss and allow for digitization of the collection to increase public access to this City owned resource. This project recommendation will fund the conservation of the most at risk items in need of urgent attention.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$69,000 from the Historic Resource Reserve Fund** for a grant to New Bedford Free Public Library for the Liberty Hall Playbill Conservation project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA plan needs, priorities, and criteria by preserving a significant historical and cultural resource, protecting a city owned resource of historical significance, and providing public access to the resource.

#### MEASURES OF SUCCESS

The success of the project will be measured by successful conservation of the playbills and the creation of public access for the collection.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the conservation of the items determined to be of high treatment difficulty.
2. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$190,000	\$190,000
2	In-Kind contribution				\$1,000	\$1,000
<b>TOTAL PROJECT COSTS</b>					\$191,000	\$191,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #14**

<b>PROJECT TITLE</b>	<b>Milton Silvia Collection Digitization Phase III</b>				
<b>PROJECT LOCATION</b>	164 William Street				
<b>APPLICANT/ORGANIZATION</b>	Spinner Publications, Inc.				
<b>FUNDING AMOUNT</b>	\$15,000	<b>CPA CATEGORY</b>	Historic Resource	<b>CITY WARD</b>	ALL

#### PROJECT DESCRIPTION

The Milton Silvia Collection Digitization Phase III Project will conserve and make publicly available the newest donation of over 12,000 negatives, slides, and prints. All were taken from the 1940s-1960s, expanding the years within the collection which is the most complete documentation of New Bedford over the past 80 years. The collection is held by Spinner Publications, a non-profit publishing house, and is available on Digital Commonwealth. This project recommendation will fund the third phase of preservation, archiving, and digitizing the collection and will provide public access through various on-line platforms.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$15,000 from the Historic Resource Reserve Fund** for a grant to the Spinner Publications, Inc. for Milton Silvia Collection Digitization Phase III project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by protecting, preserving, and enhancing a historic and cultural resource of notable and distinctive cultural significance which requires immediate attention without which the resources are at risk for additional significant damage or loss if unaddressed and has the potential to benefit the community at large in terms of aesthetic contribution and historical value.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the next phase, allowing public access to the collection.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the digitization, conservation, and archiving of the Milton Silvia collection.
2. The Grantee agrees to provide public access to the collection through an on-line platform such as Digital Commonwealth.
3. Other conditions as deemed necessary and defined with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$15,000	\$15,000
2	Spinner Publications				\$12,000	\$12,000
3	In-Kind Contribution				\$12,000	\$12,000
4	Other Grant Support				\$12,000	\$12,000
<b>TOTAL PROJECT COSTS</b>					<b>\$51,000</b>	<b>\$51,000</b>
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



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**MAYOR**

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #15**

<b>PROJECT TITLE</b>	<b>New Bedford Fishing Heritage Center Archives Phase III</b>			
<b>PROJECT LOCATION</b>	<b>38 Bethel Street</b>			
<b>APPLICANT/ORGANIZATION</b>	<b>New Bedford Fishing Heritage Center</b>			
<b>FUNDING AMOUNT</b>	<b>\$35,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD ALL</b>

#### PROJECT DESCRIPTION

The New Bedford Fishing Heritage Center Archives Phase III Project will continue the work of archiving, accessioning, and cataloguing the Center’s collection. The New Bedford Fishing Heritage Center’s mission is to preserve and present the story of the commercial fishing industry. The Center has amassed a significant collection of local fishing community history and culture which includes oral histories; a digital collection of 20,000 images; charts; logbooks; ledgers; settlement sheets; union records; scrapbooks; and other items such as fossils, tools, and boat models. This project recommendation will fund Phase III of the project including the accessioning and cataloging of the collection, allowing the collection to be made publicly available, both on-line and in person.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$9,503 from the Historic Resource Reserve Fund and \$25,497 from the Budgeted Reserve Fund for a \$35,000 grant** to New Bedford Fishing Heritage Center for the New Bedford Fishing Heritage Center Archives Phase III project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by preserving this unique, significant historic resource and provides a public benefit by creating public access to the resource.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of this phase including the accession and cataloguing of the archive, and the digital tracking of access to the online archive.

#### FUNDING CONDITIONS

1. CPA funds are to be used for funding an archivist to create a Collections Management Plan and accession, catalogue, digitize and make the archive publicly available.
2. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>		\$32,295	\$2,705		\$35,000
2	NB Fishing Heritage Center		\$13,778	\$4,200		\$17,978
3	Henry H. Crapo Fund			\$5,000		\$5,000
4	In-Kind Contributions		\$28,580	\$7,080		\$35,660
<b>TOTAL PROJECT COSTS</b>			<b>\$71,653</b>	<b>\$18,985</b>		<b>\$93,638</b>
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #16**

<b>PROJECT TITLE</b>	<b>New Bedford Superior Courthouse Window Restoration</b>				
<b>PROJECT LOCATION</b>	<b>441-443 County Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Bristol County Commissioners</b>				
<b>FUNDING AMOUNT</b>	<b>\$100,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The New Bedford Superior Courthouse Window Restoration project will restore the windows facing County Street and installation of storm windows as part of the exterior restoration project. The New Bedford Superior Courthouse is the second oldest operating courthouse in the State, having been built between 1828 - 1831 during the height of the whaling era. This prominent Greek Revival institutional building is located within the County Street Historic District and has both architectural and historical significance. This project recommendation will fund the window restoration and storm purchase and installation for windows facing County Street.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$100,000 from the Budgeted Reserve Fund** for a grant to the Bristol County Commissioners for the New Bedford Superior Courthouse Window Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by preserving and protecting a significant historical and cultural resource located in a pivotal and visually prominent location whose condition is an indicator for the future wellbeing or decline of a neighborhood; has potential to benefit the community at large in terms of historical, cultural, and social value; is a resource of notable and distinctive architectural significance; and requires the addressing of the windows which are at risk for significant loss or damage if not addressed.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful restoration of the Courthouse windows and installation of storm windows according to the Secretary of the Interior Standards.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the restoration of the County Street facing windows and purchase and installation of storm windows as detailed in the application for the building located at 441-443 County Street, New Bedford.
2. The Grantee agrees to execute and record a Preservation Restriction on the property located at 441-443 County Street.
3. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
4. No disbursement of funds may occur until the project has received all necessary permits and approvals.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$200,000	\$200,000
2	Bristol County Commissioners		\$35,000		\$15,000	\$50,000
<b>TOTAL PROJECT COSTS</b>			\$35,000		\$215,000	\$250,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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**MAYOR**

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #17**

<b>PROJECT TITLE</b>	<b>Northern Scenic Greenway</b>			
<b>PROJECT LOCATION</b>	<b>Old/New Plainville Road &amp; Mount Pleasant Street</b>			
<b>APPLICANT/ORGANIZATION</b>	<b>City of New Bedford Department of Planning</b>			
<b>CO-APPLICANT/ORGANIZATION</b>	<b>South Coast Bikeway Alliance, Inc.</b>			
<b>FUNDING AMOUNT</b>	<b>\$14,000</b>	<b>CPA CATEGORY</b>	<b>Recreation</b>	<b>CITY WARD</b> <b>1</b>

#### PROJECT DESCRIPTION

The Northern Scenic Greenway project is a multi-use, off-road, 13-mile bicycle path that will connect New Bedford to Fall River. This phase includes the creation of engineering studies, a permit analysis, and the cost estimate. The Department of City Planning and SCBA are partnering on this project with SCBA applying for a Mass Trail grant to fund the phase. There is a required 20% match which has been split between SCBA \$18,100 (confirmed), Dartmouth CPC \$18,900 (approved) and Westport CPC \$9,000 (approved) and New Bedford.. New Bedford's portion is the final piece of the required match and is proportional to the number of miles the greenway will be in the City. This project recommendation will fund New Bedford's portion of the match required by Mass Trails.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$14,000 from the Fund Balance** for a grant to the City of New Bedford Department of Planning and South Coast Bikeway Alliance, Inc. for the Northern Scenic Greenway project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by increasing recreational opportunities for New Bedford residents of all ages and abilities; enhancing quality and connectivity of New Bedford's streetscapes; expanding connections to neighboring communities and public transportation; and promoting the creative use of greenways, creating connecting corridors for safe and healthful non-motorized transportation and exercise opportunities.

#### MEASURES OF SUCCESS

The success of this project will be measured by the completion of the Mass Trails grant to inform the next phase of the greenway creation.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the matching funds for the Mass Trails grant.
2. No disbursement of funds may occur until the project has received the Mass Trails grant.
3. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$14,000				\$14,000
2	Dartmouth CPC – approved	\$18,900				\$18,900
3	Westport CPC – approved	\$9,000				\$9,000
4	South Coast Bikeway Alliance	\$18,100				\$18,100
5	Mass Trails grant	\$240,000				\$240,000
<b>TOTAL PROJECT COSTS</b>		<b>\$300,000</b>				<b>\$300,000</b>
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #18**

<b>PROJECT TITLE</b>	<b>Sgt. Carney Academy Community Playground Phase II</b>			
<b>PROJECT LOCATION</b>	247 Elm Street			
<b>APPLICANT/ORGANIZATION</b>	New Bedford Public Schools			
<b>CO-APPLICANT/ORGANIZATION</b>	Carney Playground Design Team			
<b>FUNDING AMOUNT</b>	<b>\$145,000</b>	<b>CPA CATEGORY</b>	<b>Recreation</b>	<b>CITY WARD 4</b>

#### PROJECT DESCRIPTION

The Sgt. Carney Academy Community Playground Phase II will expand the inclusive playground, adding musical and sensory equipment designed for children with special needs. Community access will be provided during non-school hours. This project recommendation will fund the purchase and installation of the second phase of the playground.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$114,146 from the Budgeted Reserve Fund and \$30,854 from the Fund Balance for a \$145,000 grant** to New Bedford Public Schools and the Carney Playground Design Team for the Sgt. Carney Academy Community Playground Phase II project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by creating an ADA compliant recreational space and increasing access to active and passive recreation activities for residents of all ages and abilities.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the improvements outlined, the increased use of the park by residents and the increase in programming at the park.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the purchase and installation of the playground surfacing and equipment for Phase II at the Sgt. William H. Carney Academy Community Playground.
2. The Grantee agrees to provide public access to the community during non-school hours.
3. No disbursement of funds may occur until the project has received all necessary approvals.
4. Other conditions as deemed necessary and defined with the Community Preservation Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$200,000	\$200,000
<b>TOTAL PROJECT COSTS</b>					\$200,000	\$200,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #19**

<b>PROJECT TITLE</b>	<b>St. Teresa of Calcutta Park Renovation</b>				
<b>PROJECT LOCATION</b>	Chestnut Street and North Street				
<b>APPLICANT/ORGANIZATION</b>	City of New Bedford Department of Parks, Recreation, & Beaches				
<b>FUNDING AMOUNT</b>	<b>\$22,650</b>	<b>CPA CATEGORY</b>	Recreation	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The St. Teresa of Calcutta Park Renovation project will renovate the existing 2,600 square foot park into a passive recreation area to be used by the community. Park amenities need to be updated to meet current City standards and in order to accommodate visitors of all abilities. The improvements will revitalize this park, opening new opportunities for the neighborhood. This project recommendation will fund the restoration of the park into a passive green space with an open lawn, a native plant pollinator garden, an ADA picnic area, and benches.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$9,553 from the Recreation/Open Space Reserve Fund and \$13,097 from the Fund Balance for a \$22,650 grant** to City of New Bedford Department of Parks Recreation and Beaches for the St. Teresa of Calcutta Park Renovation project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by preserving and rehabilitating recreational space and increasing access to active and passive recreation activities for residents of all ages and abilities.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the improvements outlined and the increased use of the park by residents of all ages and abilities.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the restoration and rehabilitation of the St. Teresa of Calcutta Park located at Chestnut and North Streets into a contemplative, passive recreation space.
2. No disbursement of funds may occur until the project has received all necessary permits and approvals.
3. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$24,245	\$24,245
<b>TOTAL PROJECT COSTS</b>					\$24,245	\$24,245
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #20**

<b>PROJECT TITLE</b>	<b>Storm Protection at Rotch-Jones-Duff House</b>				
<b>PROJECT LOCATION</b>	396 County Street				
<b>APPLICANT/ORGANIZATION</b>	Rotch-Jones-Duff House and Garden Museum, Inc.				
<b>FUNDING AMOUNT</b>	<b>\$33,300</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The Rotch-Jones-Duff House and Garden Museum Storm Protection project will secure the building envelope by addressing the need for storm windows for the mansion and carriage house original wooden windows. The property is the only extant whaling mansion and garden estate in the city and is a National Historic Landmark listed in the National Register of Historic Places. The RJD grounds are open to the public and the museum hosts special events, private events, and school groups year-round. This project recommendation will fund the purchase and installation of 27 custom storm windows.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$33,300 from the Fund Balance** for a grant to the Rotch-Jones-Duff House and Garden Museum, Inc. for the Storm Protection at Rotch-Jones-Duff House project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by meeting the goals of preserving and rehabilitating an architecturally significant building; is located in a pivotal location; has the potential to benefit the community at large; is a resource of notable and distinctive architecture; and the building is at risk of significant damage or loss, if unaddressed.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful purchase and installation of the custom storm windows.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the purchase and installation of 27 custom storm windows for the Rotch- Jones-Duff House and the Coach House.
2. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$33,300	\$33,300
2	1772 Foundation				\$10,000	\$10,000
3	RJD Capital Reserve Funds				\$10,594	\$10,594
<b>TOTAL PROJECT COSTS</b>					<b>\$53,894</b>	<b>\$53,894</b>
<i>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</i> <i>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</i>						

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### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #21**

<b>PROJECT TITLE</b>	<b>Underground Railroad Café &amp; Gallery</b>				
<b>PROJECT LOCATION</b>	<b>213 Acushnet Avenue</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Underground Railroad Café &amp; Gallery LLC</b>				
<b>FUNDING AMOUNT</b>	<b>\$150,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The Underground Railroad Café & Gallery project will restore the exterior of this contributing historic resource located within the County Street National Register District. Built in 1887, this 2½ story hipped roof structure has long served the Cape Verdean community as a market, soda fountain, grocer, and restaurant. This project recommendation will fund the exterior restoration of the building.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$150,000 from the Fund Balance** for a grant to the Underground Railroad Café & Gallery LLC for the Underground Railroad Café & Gallery project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by facilitating the restoration of a significant historic building which is located in a visually prominent location that is an indicator for the future well-being of the neighborhood; has the potential to benefit the community at large; and is a resource of notable and distinctive architecture.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the exterior restoration of the building.

#### FUNDING CONDITIONS

1. CPA funds are to be used for exterior preservation of the building located at 213 Acushnet Avenue, New Bedford
2. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. Grantee agrees to execute and record a thirty-year preservation restriction on the exterior of the building.
4. No disbursement of funds may occur until the project has received all necessary permits and approvals.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION (edited)						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$455,000	\$455,000
2	NB CPA FY24	\$25,000				\$25,000
3	Solve-it FY24		\$20,000			\$20,000
4	Other funding				\$40,000	\$40,000
<b>TOTAL PROJECT COSTS</b>		\$25,000	\$20,000		\$495,000	\$540,000
<i>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</i> <i>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</i>						

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### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #22**

<b>PROJECT TITLE</b>	<b>Whaleman Statue Restoration</b>				
<b>PROJECT LOCATION</b>	<b>613 Pleasant Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>New Bedford Free Public Library</b>				
<b>FUNDING AMOUNT</b>	<b>\$28,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The Whaleman Statue restoration project will restore and preserve the Whaleman Statue by Bela Pratt located at the northeast corner of the Main Branch. Commissioned by William H. Crapo and installed in 1913, it is made of bronze and was forged at the Gorham Manufacturing Company in Providence, RI, and is part of the Library's historic art collection. This project recommendation will fund the restoration and preservation of the statue and stone elements.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 7-0-1 (abstention by Janine daSilva), the Community Preservation Committee recommended appropriating **\$28,000 from the Fund Balance** for a grant to New Bedford Free Public Library for the Whaleman Statue Restoration project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA plan needs, priorities, and criteria by preserving a significant historical and cultural resource, protecting a city owned resource of historical significance, and ensuring public access to the resource.

#### MEASURES OF SUCCESS

The success of the project will be measured by successful conservation and restoration of the statue and stone.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the conservation of the Whaleman Statue.
2. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION (edited)						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$28,000	\$28,000
2	In-kind contribution		\$1,000		\$2,000	\$3,000
<b>TOTAL PROJECT COSTS</b>			\$1,000		\$30,000	\$31,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY25 FUNDING RECOMMENDATION

Date: March 6, 2025  
To: The Honorable City Council

**PROJECT #23**

<b>PROJECT TITLE</b>	<b>William H. Carney Lodge</b>				
<b>PROJECT LOCATION</b>	<b>293 Cottage Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>William H. Carney Lodge #200 I.B.P.O.W.</b>				
<b>FUNDING AMOUNT</b>	<b>\$215,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The William H. Carney Lodge project will restore the building, allowing the members to operate the Lodge. The building was constructed in 1905 as the George E. Macomber's ice cream factory. The Lodge purchased the building in 1973, and it has since served as the cultural, political, and social meeting place within the West End neighborhood where it is located. This project recommendation will fund the purchase and installation of a fire alarm and suppression system.

#### RECOMMENDED FUNDING

On February 10, 2025, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$215,000 from the Fund Balance** for a grant to the William H. Carney Lodge #200 I.B.P.O.W. for the William H. Carney Lodge project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY25 CPA PLAN

This project aligns with the FY25 CPA Plan needs, priorities, and criteria by facilitating the restoration of a significant historic building which is located in a visually prominent location that is an indicator for the future well-being of the neighborhood; has the potential to benefit the community at large in terms of historical, social, and cultural value; and addresses urgent repairs needed to the building envelope without which the resource is at risk for significant damage or loss if unaddressed.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful purchase and installation of the fire alarm and suppression system.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the purchase and installation of a fire alarm and suppression system for the building at 293 Cottage Street, New Bedford.
2. Grantee agrees to execute the project complying with the Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. Grantee agrees to execute and record a thirty-year preservation restriction for the property located at 293 Cottage Street, New Bedford.
4. No disbursement of funds may occur until the project has received all necessary permits and approvals.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION (edited)						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>				\$215,000	\$215,000
<b>TOTAL PROJECT COSTS</b>					\$215,000	\$215,000

\* 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.

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>

## FY25 CPA SUBMITTED APPLICATIONS WITH CPC FUNDING RECOMMENDATIONS

PROJECT	APPLICANT	REQUEST	NOT RECOMMENDED
<b>Capitol Theater</b>	<b>Community Economic Development Center of SE MA</b>	<b>\$250,000</b>	<b>Not recommended:</b> CPC did not recommend funding for this application due to the two open CPA grants. The CPC recommends the applicant complete the current construction phase, utilizing the open grants, and applying in the FY26 CPA application round if needed.
<b>New Bedford Art Museum HVAC</b>	<b>Housing 70/NBAM</b>	<b>\$250,000</b>	<b>Not recommended:</b> CPC did not recommend funding for this application due to the lack of a long-term lease between applicant and building owner. This concern was brought to the attention of the applicant organization during the FY21 cycle and has not been addressed.
<b>Rodman House Column Repair</b>	<b>Architectural Heritage Foundation</b>	<b>\$200,000</b>	<b>Not recommended:</b> CPC did not recommend funding for this application due to the applicant currently listing the property for sale and not committing to completing the project if awarded funds. The CPC, as part of its process, reviews the capacity of the project applicant and could not do so since the future owner was unknown. The CPC encourages the future owner to explore applying for CPA funding.

## FY25 CPA SUBMITTED APPLICATIONS WITH CPC FUNDING RECOMMENDATIONS

PROJECT	APPLICANT	REQUEST	CPC RECOMMENDATION	CPA CATEGORY
105 Ashley Boulevard Redevelopment	Green Miles Properties LLC	\$100,000	\$100,000	Community Housing
193-197 Union Street	One Circle Holdings, LLC	\$500,000	\$250,000	Community Housing
AHSC - Acushnet Commons	Affordable Housing & Services Collaborative, Inc.	\$50,000	\$50,000	Community Housing
AHSC - Grinnell Mansion	Affordable Housing & Services Collaborative, Inc.	\$50,000	\$50,000	Historic Resource
AHSC – Ingraham School	Affordable Housing & Services Collaborative, Inc.	\$50,000	\$50,000	Community Housing
Acushnet River Rowing Center Dock	Department of Parks, Recreation & Beaches	\$191,668	\$150,000	Recreation
Boys & Girls Club Shade Structure	Boys & Girls Club of Greater New Bedford	\$112,000	\$112,000	Recreation
City Clerk Record Preservation Phase IV	Office of City Clerk	\$50,000	\$40,000	Historic Resource
Hillman Firehouse Restoration	Hillman Firehouse LLC	\$250,000	\$250,000	Community Housing
Historical Documents	Ft. Taber-Ft. Rodman Military Museum	\$16,000	\$16,000	Historic Resource
Island Park	Cape Verdean Association in New Bedford	\$110,000	\$95,000	Recreation
John Emerson Portrait Restoration	New Bedford Public Schools	\$10,050	\$10,050	Historic Resource
Liberty Hall Playbill Conservation	New Bedford Free Public Library	\$190,000	\$69,000	Historic Resource
Milton Silvia Collection Digitization Phase III	Spinner Publications, Inc.	\$15,000	\$15,000	Historic Resource
New Bedford Fishing Heritage Center Archives Phase III	New Bedford Fishing Heritage Center, Inc.	\$35,000	\$35,000	Historic Resource
New Bedford Superior Courthouse Window Restoration	Bristol County Commissioners	\$200,000	\$100,000	Historic Resource
Northern Scenic Greenway	Department of City Planning/South Coast Bikeway Alliance, Inc.	\$14,000	\$14,000	Recreation
Sgt. William H. Carney Academy Community Playground Phase II	New Bedford Public Schools/Carney Playground Design Team	\$200,000	\$145,000	Recreation
St. Teresa of Calcutta Park Renovation	Department of Parks, Recreation & Beaches	\$24,245	\$22,650	Recreation
Storm Protection RJD House & Coach House	Rotch-Jones-Duff House & Garden Museum, Inc.	\$33,300	\$33,300	Historic Resource
Underground Railroad Café & Gallery	Underground Railroad Café & Gallery, LLC	\$455,000	\$150,000	Historic Resource
Whaleman Statue Restoration	New Bedford Free Public Library	\$28,000	\$28,000	Historic Resource
William H. Carney Lodge	William H. Carney Lodge	\$215,000	\$215,000	Historic Resource