



Committee on City Property

August 12, 2015 – 6:10 PM - **Minutes**

City Hall, 133 William Street, William Saltzman Antechamber, Room 213

MEETING: COMMITTEE ON CITY PROPERTY

DATE: AUGUST 12, 2015

TIME: 6:10 P.M.

PLACE: COUNCILLOR WILLIAM SALTZMAN ANTECHAMBER, ROOM 213, MUNICIPAL BUILDING

PRESENT: COUNCILLORS JAMES OLIVEIRA, CHAIRMAN; JOSEPH LOPES, VICE-CHAIRMAN; STEVEN MARTINS (6:20); KERRY WINTERSON

ABSENT: COUNCILLOR BRIAN GOMES

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Councillor Oliveira called the City Property Committee Meeting to order and took attendance, with one absence, Councillor Gomes.

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Notice, City Clerk of reference of a COMMUNICATION, Mayor Lang to City Council, notifying that the School Committee voted to return the Phillips Avenue and the Ottiwell School to the City; requesting that the City Council declare these properties surplus and that the Council expeditiously put these buildings out to the public for proposals (Ref'd 01/13/11, 05/26/11 – Sever Phillips Avenue from Ottiwell, that the Ottiwell School be referred to the School Committee) was received and placed on file by Councillor Lopes and seconded by Councillor Winterson. (1)

The Chair recognized CFO Ari Sky to brief the Committee on the motion before them. Mr. Sky explained the old Phillips Avenue School has been identified as surplus property and they were seeking the Committee's authority to be able to dispose of the property by selling it under an RFP, to be drafted. The Ottiwell School which was a part of the motion was severed and returned to the School Department and it has since been sold to Alma Del Mar Charter School.

Councillor Lopes asked what the process is now that a walk through has taken place at the Phillips Avenue location. Mr. Sky explained that the intent now is to have the City's Property Task Force assist in the development of an RFP so that the property may be put out for bid/for sale. They will seek out competitive bids. Councillor Lopes expressed his concerns that he would like to have the property sold for commercial purposes as opposed to more housing. He would like to get it on the commercial tax rolls.

Patrick Sullivan, Director of Planning and Community Development, explained that housing is an easier sell on property such as old schools, but that they would look into a commercial sale as well.

Derek Santos, Executive Director of Economic Development Board said they can include a commercial preference in the RFP.

Councillor Lopes stated he would really like to see it come online and contribute to the City's tax base.

CFO Sky agreed, stating that the City needs a sustainable property portfolio.

On motion by Councillor Lopes and seconded by Councillor Winterson, the Committee VOTED: To recommend to the City Council to approve the acceptance and disposal of the Phillips Avenue School. This motion passed on a voice vote.

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Notice, City Clerk of reference of a COMMUNICATION, Mayor Mitchell to City Council, submitting AN ORDER, that the George H. Dunbar School be declared surplus property no longer needed for school purposes or for any other municipal purpose and be held under the custody and control of the Committee on City Property for the purpose of sale (Ref'd 03/12/15) was received and placed on file by Councillor Martins and seconded by Councillor Winterson. (2, 2a)

CFO Ari Sky was recognized by the Chair to give an overview of the Dunbar property. He explained that it is number two of the package before the Committee. They will move to dispose of the Dunbar school using a similar approach to that of the Phillips Avenue School. The City's Task Force will be happy to assist in drafting the RFP for the sale of the property.

On motion by Councillor Lopes and seconded by Councillor Winterson, the Committee VOTED: To recommend to the City Council, ADOPTION of the ORDER, that the George H. Dunbar School be declared surplus property no longer needed for school purposes or for any other municipal purpose and be held under the custody and control of the Committee on City Property for the purpose of sale. This motion passed on a voice vote.

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On motion by Councillor Martins and seconded by Councillor Winterson, the Committee VOTED: To waive the readings and follow the Chairs recommendation and take "No Further Action" on items three (3) through fourteen (14). This motion passed on a voice vote. They are as follows:

Notice, City Clerk of reference of a Communication, David Glicksman, 1550 Padanaram Avenue, New Bedford, MA, 02740 to Council President Pimental, copies to City Solicitor, Tax Title Attorney, and Attorney John P. Mathieu, submitting three correspondences re: Plat 17A, Lot 122, 123, and 124. (Ref'd 08/16/07) (3)

Notice, City Clerk of reference of a WRITTEN MOTION, Councillor Duarte, requesting that the Mayor, the Committee on City Property, Community Development, and Buddy Andrade from Old Bedford Village look into the feasibility of converting the City owned lot at the corner of Hillman Street and Cedar Street into a sanctuary, for the purpose of providing City residents who have lost loved ones a place to gather and reflect. (Ref'd 01/27/11, 05/26/11- Refer to Mayor, 02/27/12 - tabled) (4)

Notice, City Clerk of reference of a Written Motion, Council President Martins, and Councillor Lawrence, requesting that the Committee on City Property look into using vacant lots for the improvement of Sassaquin Pond suggested by the Conservation Commission. (Ref'd 02/09/12, 02/27/12 – Committee to send a letter to DEP authorizing the use of two parcels) (5)

Notice, City Clerk of reference of a Communication, Mayor Mitchell, to City Council, submitting a request from the Department of Public Infrastructure that the vacant land denoted as Parcels "C", "D" and "F" located off of E. Chipaway Road, Freetown, MA, be declared as surplus City property. (Ref'd 11/08/12, 02/25/13 – send a letter to all Dept's inquiring if anyone has an interest in this land) (6)

Notice, City Clerk of reference of An Order, that at the request of the Department of Public Infrastructure and the Mayor of the City of New Bedford, three (3) parcels of vacant land located off of E.

Chipaway Road in the Town of Freetown, Massachusetts designated as Parcel "C", "D" and "F" on the plan of land on file with the City Clerk prepared by Romanelli Associates, Inc. entitled "PLAN OF LAND PREPARED FOR THE PENTACOSTAL ASSEMBLY, E. CHIPAWAY RD. IN FREETOWN, MA dated June 14, 2012, be, and are hereby declared to be, surplus property to be disposed of in accordance with Massachusetts General Laws. (Ref'd 11/8/12, 02/25/13 – send a letter to all Dept's inquiring if anyone has an interest in this land) (6a)

Notice, City Clerk of reference of a Written Motion, Councillor Gomes, requesting that the Committee on City Property look into the lot located at the southwest corner of Potomska Street and South Second Street, for the purpose of making this lot, which is part of the Abutters Lot Program available to the residents at 419 South Second Street, and the owner of 102 Potomska Street; and further, that all parties be brought in along with legal counsel to explain why it has taken so long for this parcel of land to be split or granted to one of the abutters in order to put it on the tax rolls which is something we have been trying to do for several years, I would like to remind the Council that this is one of the first lots be put up as part of the Abutters Lot Program way back in the late 90's. (Ref'd 01/10/13) (7)

Notice, City Clerk of reference of a Written Motion, Councillor Gomes, requesting, on behalf of the Paul Ryan Vermette Family, that permission from the Committee on City Property be given to the Vermette Family to adopt the triangle located at Mill Street and Kempton Street, outside the Rite Aid Pharmacy, for the dedication to the late Paul Ryan Vermette; and further, that the Vermette Family would like would like to adopt and provide upkeep and maintenance, with all costs incurred by the Vermette Family, to the triangle located east of the Hess Gas Station; and further requesting, that the rotten trees be removed and replaced with four cherry blossom trees, along with a bench and a plaque in memory of the late Paul Ryan Vermette due to his contributions to businesses and buildings that he built all around the triangle located at Mill and Kempton Street; and further, that the Vermette Family is establishing a yearly scholarship to be given to a New Bedford High School Student in memory of the late Paul Ryan Vermette. (Ref'd 4/25/13) Sent to two Committees - Heard in Memorials and Dedications on 7/30/14 – Letters sent to Attorney Gerwatowski and several City Departments. (8)

Notice, City Clerk of reference of a Written Motion, Councillor Lopes, requesting, that the Committee on City Property and the Community Boating Center discuss plans for the Boating Center to use the City's owned lot, located on East Rodney French Boulevard, directly across from the former property of Smuggler's, for boat and trailer storage during the summer season; and further requesting, that a representative from the Mayors Office be invited to discuss the matter, when said matter is heard in Committee. (Ref'd 04/25/12) (9)

Notice, City Clerk of reference of a Written Motion, Councillor Gomes, requesting that a meeting be held with Library Director Stephen Fulchino, the Board of Library Trustees, the Committee on City Property and a representative from the Administration to discuss an inventory of art work that is being stored in the City and how much that art is worth; and further, that the Library Trustees and Director Fulchino provide the City Council with an exact value of the art being stored in the City; and further, if an abundance of art is being stored in the City, it should be under the right temperatures and conditions that would not cause further damage to the millions of dollars of art that belongs to the City. (Ref'd 08/13/13) (10)

Notice, City Clerk of reference of a COMMUNICATION, Dr. Pia Durkin, Superintendent, New Bedford Public Schools to City Council, submitting letter notifying of the School Committee's vote relative to the transfer of the Ottiwell School property located at 26 Madeira Avenue, to the New Bedford City Council for the purpose of a sale to the Alma Del Mar Charter School. (Ref'd 09/12/13, 12/11/13 - tabled) (11)

Notice, City Clerk of reference of a RELATED MOTION, Councillor Saunders, requesting, that the acceptance back from the New Bedford School Department of the Sarah D. Ottiwell School be heard in the Committee on City Property. (Ref'd 09/12/13, 12/11/13 - tabled) (11a)

Notice, City Clerk of reference of a RELATED MOTION, Councillor Saunders, requesting, that the sale of the Sarah D. Ottiwell School to the Alma De Mar Charter School be referred to the Committee on City Property for further review; and further, that when this matter is scheduled to be heard, that members of the Club Madeirense S.S. Sacramento and Mr. Will Gardner and the Board of Directors of the Alma De Mar Charter School be invited to attend said meeting. (Ref'd 09/12/13, 12/11/13 - tabled) (11b)

Notice, City Clerk of reference of a COMMUNICATION/EMAIL, Councillor Martins, submitting, request from Will Gardner, Executive Director, Alma del Mar Charter School, requesting a meeting with the Committee on City Property along with the Alma del Mar Charter School and the Club Madeirense S.S. Sacramento, Inc., to discuss the sale of 26 Madeira Avenue. (Ref'd 10/24/13, 12/11/13 – tabled for 60 days, 12/11/13 - tabled) (11c)

Notice, City Clerk of reference of a Written Motion, Councillor Bousquet, requesting, on behalf of Ann-Marie Miller, a private citizen Neighborhoods United and various groups, permission to install “neighborhood free libraries” at Community Gardens around the City. (Ref'd 08/21/14) (12)

Notice, City Clerk of reference of a Written Motion, Councillors Gomes and Oliveira, requesting on behalf of Bonnie White, 112 Peckham Road, Acushnet, MA, that the Committee on City Property consider changing the name of Kathleen Street, from Acushnet Avenue to its terminus, to SPOONER FARM DRIVE in honor of the late Mr. & Mrs. Spooner who live on Kathleen Street; and further, that said name change would be a great honor to their memory and to the family. (Ref'd 10/23/14) (13)

Notice, City Clerk of reference of a Written Motion, Councillor Gomes, requesting that the Committee on Appointments and Briefings, or the Committee on City Property meet with the New Bedford Veterans Council along with Dog Tags Navigator, Inc., the Commander of Andrews Dahill VFW Post 1531, and one of the founding members of the Veterans Council, for the purposes of accommodating their Outreach Veterans Program, and to also assists thirty to forty Veterans families per month with VA benefit claims and this would give them a permanent location for their Outreach Programs. (Ref'd 11/13/14) ***Also in the A & B Committee (Took NFA 5/27/15 in A & B) (14)**

Councillor Martins made a motion to adjourn, which was seconded by Councillor Winterson.

This meeting adjourned @ 6:22 p.m.

ATTEST:

Clerk of Committees