



Committee on Finance

August 15, 2016 – 7:01PM – **Minutes**
Chambers of the City Council, Room 214

MEETING: COMMITTEE ON FINANCE

DATE: AUGUST 15, 2016

TIME: 7:01 P.M.

PLACE: CITY COUNCIL CHAMBER, ROOM 214, MUNICIPAL BUILDING

PRESENT: COUNCILLORS JOSEPH LOPES, CHAIRMAN; JAMES OLIVEIRA, VICE-CHAIRMAN; IAN ABREU; HENRY BOUSQUET; NAOMI CARNEY; DEBORA COELHO; LINDA MORAD; DANA REBEIRO; KERRY WINTERSON

ABSENT: COUNCILLORS BRIAN GOMES; STEVEN MARTINS

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Councillor Lopes called the Finance Committee Meeting to order and took attendance. A Communication was read into the record from Councillor Martins stating he was not feeling well and would not be in attendance at this meeting. This Communication was received and placed on file by Councillor Oliveira and seconded by Councillor Winterston.

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Notice, City Clerk of reference of a Communication, Mayor Mitchell to City Council submitting AN ORDER, that in accordance with Massachusetts General laws, Chapter 44, Section 53E ½, the revolving fund under the control of the Community Services Department, known as the **ADULT SOCIAL DAY PROGRAM REVOLVING FUND**, whose purpose is to support Adult Social Day Programming, including congregate lunches, morning and afternoon snacks, office supplies for the program, contracted vendors who provide health, wellness and education activities, arts and craft supplies, educational material, printing/marketing supplies, furnishings and equipment, program related conferences and meeting, field trips and support staff salaries and wages, whose revenues and amount limited to be spent estimated at \$100,000.00, is hereby authorized for **FISCAL YEAR 2017** (Ref'd 6/23/16) was received and placed on file by Councillor Oliveira and seconded by Councillor Winterston. (1,1a)

Debra Lee, Director, Council on Aging gave an overview of the Adult social Day Program. A series of questions between the Committee, Ms. Lee and Ms. Wallquist took place in which the following was addressed:

1. The program will take place at the former Brooklawn Park Senior Center.
2. It will be open to New Bedford residents and the surrounding communities, but New Bedford residents will be serviced first.

3. It is a five (5) day Adult Day Program, professional staffed.
4. The anticipated revenue is the fee set by the State, \$35.00 per person per day, \$7.00 in town travel allotment, and a \$10.00 out of town travel allotment. This includes meals. The fee charged is set by the State.
5. The applicants are forwarded to the program through Coastline Elderly Services.
6. The building currently falls under the Department of Recreation and they are responsible for maintenance of it.
7. The daily hours are 8:30 a.m. to 2:30 p.m. It is a therapeutic environment, where the attendees are dropped off and picked up.
8. The majority of the revolving fund will fund the staff, the Director receiving \$78,000.
9. The current staff is four (4) people, there are 1-8 ratio requirements, and so as the program grows more staff will be added.
10. The anticipated revenue is approximately \$100,000.
11. The center will no longer permit public access to the restrooms, four (4) port-a-johns have been placed in the park and the library restrooms may be used by park goers.
12. New Bedford residents will be given first priority to use the facility.
13. No money is collected on site; it is all billed and reimbursed by private and Mass Health Organizations. The money reached the CFO.

On motion by Councillor Morad and seconded by Councillor Bousquet, the Committee VOTED: To receive and place on file the flyer advertising the program to be offered.

On motion by Councillor Bousquet and seconded by Councillor Winterson, the Committee VOTED: To recommend to the City Council, ADOPTION of the ORDER, that in accordance with Massachusetts General Laws, Chapter 44, Section 53E ½, the revolving fund under the control of the Community Services Department, known as the **ADULT SOCIAL DAY PROGRAM REVOLVING FUND**, whose purpose is to support Adult Special Day Programming, including congregate lunches, morning and afternoon snacks, office supplies for the program, contracted vendors who provide health, wellness and education activities, arts and craft supplies, educational material, printing/marketing supplies, furnishings and equipment, program relate conferences and meeting, field trips and support staff SALARIES ND WAGES, WHOSE REVENUES AND AMOUNTLIMITED TO E SPENT ETTIMATED AT \$100,000, is hereby authorized for **FISCAL YEAR 2017**. This motion passed on a Roll Call Vote of Yeas 9, Nays 0.

Notice, City Clerk of reference of a Communication, Derek Santos, Executive Director, New Bedford Economic Development Council, to Council President Morad and Members of the City Council, submitting TIF application and Resolution approved by the Tax Increment Financing Board for a fifteen (15) year TIF Agreement for **New Bedford Urban Renaissance II, LLC**, 222 Union Street, New Bedford, MA 02740 (Ref'd 7/21/16) was received and placed on file by Councillor Bousquet and seconded by Councillor Winterson. (2, 2a)

Derek Santos, Director of Economic Development Council, gave an overview of the proposed TIF which would lead to the creation of a sixty-eight (68) room Boutique Hotel in Downtown.

A conversation ensued between the Committee Members, Mr. Santos and Mr. Gary Avigne of the Waterford Hotel Group, LLC, (who has been retained to run the hotel on behalf of the petitioner). The following was addressed:

1. This is a full on preservation project which will restore a historically significant building downtown.
2. A preliminary study has shown that a 68 room hotel is feasible and a good fit for the downtown area.
3. Parking will take place at nearby lots and the facility will have valet parking, which was a requirement by the Planning Board.
4. It was confirmed the hotel has purchased a parking lot on South Sixth Street to accommodate parking.
5. The question came as to why the owners of the building were going to sell their liquor license now that they had one, and have to apply for a new one at a later date. It seemed odd that this would be done if a restaurant was being put in the first level of the hotel. The Committee was told that EDC was told this was okay for them to do. Mr. Avigne was not aware the owner wanted to sell their liquor license prior to the building being renovated.
6. The project would result in the creation of 35 construction jobs over 12-13 months. When the hotel opens it will have a staff of 24 permanent jobs.
7. The body expressed concern about the loan the applicant had secured from the Camden Bank, it covers less than the actual cost to restore the building and the applicant is using historical tax credits, the TIF and other financial means to offset the investment.

On motion by Councillor Rebeiro and seconded by Councillor Carney, the Committee VOTED: To recommend to the City Council APPROVAL of the TIF application and Resolution approved by the Tax Increment Financing Board for a fifteen (15) year TIF Agreement for **New Bedford Urban Renaissance II, LLC**, 222 Union Street, New Bedford, MA 02740. This motion passed on a voice vote.

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Notice, City Clerk of reference of a Written Motion, Councillor Lopes, requesting, that the City of New Bedford establish a minimum wage for employees of all Applicants/Businesses that receive a TIF or

STA from the City; and further, that said minimum wage will be set for 10% above the State's requirements. (Ref'd 7/21/16) (3)

Councillor Lopes informed the Committee that he received a communication from Tax Title Attorney Blair Bailey who was unable to attend tonight and asked that this matter be tabled.

On motion by Councillor Winterson and seconded by Councillor Abreu, the Committee VOTED: To table this matter or thirty (30) days. This motion passed on a voice vote.

Councillor Oliveira made a motion to adjourn, which was seconded by Councillor Abreu.

This meeting adjourned @ 8:03 p.m.

ATTEST:

Denis Lawrence, Jr.,
Clerk of Committees