



City of New Bedford

Community Preservation Committee

133 William Street, New Bedford, Massachusetts 02740

Telephone: (508) 979.1488

JONATHAN F. MITCHELL
MAYOR

MINUTES

PUBLIC HEARING

January 22, 2019

Main Library- 3rd Floor Meeting Room
613 Pleasant Street, New Bedford, MA

COMMITTEE MEMBERS

PRESENT:

Jessica Bailey, Clerk
Arthur Glassman

Sylvia Gomes
Christopher Amaral
Paula Robinson-Deare

COMMITTEE MEMBERS

ABSENT:

Janine da Silva, Chair
Paul Pacheco

Tim Walsh
Ross Nunes

STAFF:

Anne Louro, *Preservation Planner*

Call to Order

Jessica Bailey, CPC Clerk, called the meeting to order at 6:05 p.m.

Call the Roll. A formal roll call was conducted confirming members present and absent as stated above.

Brief Introduction to CPA and the CPC

A. Louro gave a brief presentation describing the Community Preservation Act, the FY19 application process and funds available.

Public Hearings

Project Presentations by FY19 CPA Applicants

MOTION to open the public hearing.

Moved by S. Gomes and seconded by C. Amaral

Motion carried.

Gilbert Russell House

Pamela MacLeod-Lima, Executive Director of The Women's Center, presented the application which would fund the exterior restoration of the Gilbert Russell House at 405 County Street which serves as the Center office.

In response to S. Gomes, Ms. MacLeod-Lima explained the Center has sought funding from other sources to do the restoration however, there are limited sources available which they have applied for over the years. Very few funders provide capital funding or historic preservation funding. Private fundraising done by the Center are focused on program funding rather than capital improvements.

In response to P. Robinson-Deare, Ms. MacLeod-Lima explained the budget breakdown and estimates contain a certain allowance for the replacement of trim and other exterior components but cannot provide a more accurate number due to the potential for issues being uncovered during construction.

In response to C. Amaral, Ms. MacLeod-Lima explained the critical issue which would be covered by potential partial funding would be to address water infiltration. Balustrades could be repaired at later date.

In response to J. Bailey, Ms. MacLeod-Lima stated she would provide additional quote to Community Preservation Committee. The \$25,000 listed on the submitted budget would be funding provided by the Center in addition to any CPA funding.

Public Comment

Scott Lima, City Councillor Ward 5, spoke in favor of the project since the restoration and repairs would prevent further deteriorate of the building.

Butler Flats Lighthouse Preservation Project

Robert Draper of Mass Light, Ltd. presented the application which would fund Phase 1 of the restoration of the lighthouse, focusing on the caisson and decking repairs and restoration.

In response to S. Gomes, Mr. Draper stated the Board of Directors of WHALE have voted to assist with technical and fundraising consulting for the project. Mass light will pursue historic tax credits, public and private fundraising and grassroot fundraising to fund the project. The additional phases of the project would provide potential fundraising opportunities.

In response to S. Gomes, Mr. Draper stated he thought the historic state tax credits did not need to be income producing but was looking to WHALE for guidance. Teri Bernert, Executive Director of WHALE, was invited to speak to clarify the use of historic state tax credits could be utilized for this project. They are exploring the possibility of utilizing this funding as well as other sources.

In response to S. Gomes, Mr. Draper explained the accessibility to the lighthouse was not focused on. He focused on the historic preservation since the lighthouse has been a resource for over 120 years without public access. The project has received permission to allow access and has reached out to numerous local non-profits to begin thinking of ways the lighthouse could be used by the public. Mr. Draper did not feel the public access is as necessary as it is for other projects due to the fact it is a lighthouse.

In response to S. Gomes, Mr. Draper explained the Port Authority, formally the Harbor Development Commission, has been helpful in providing access to Mass Light and the consultants. The Port Authority has expressed interest in assisting with long term maintenance and access. The Port Authority is not able to fund the project but they are willing to explore operation and maintenance assistance.

In response to P. Robinson-Deare, Mr. Draper stated this phase is the most urgent part of the project. The eroding concrete within the caisson is the base which is eroding. This phase will stabilize the lighthouse and allow for the additional phases to proceed over time. To split the phases further would not be cost effective. This phase is approximately 20% of the overall project.

In response to C. Amaral, Mr. Draper confirmed phase 1 is to stabilize the lighthouse. Additional phases are more cosmetic.

In response to J. Bailey, Mr. Draper explained they have explored other funders which would probably be more in line with the later phases.

In response to J. Bailey, Mr. Draper stated the three proposals have strengths and weaknesses. Abcore is on the short list do to the work they have performed on other lighthouse restorations. Mr. Draper is hoping to combine Abcore with potentially local expertise to do the work at the most economical way.

In response to P. Robinson-Deare, Mr. Draper stated they hope to operate the lighthouse as a private navigation aide. They will need to obtain a license from the U.S. Coast Guard. He feels it should first and foremost be a lighthouse.

Public Comments

There were no public comments offered or recorded in favor of the application, nor in opposition to application.

Mariner's Home Rehabilitation

Fred Toomey, President of the Port Society, presented the application which would fund the restoration of the four chimneys at the Mariner's Home.

In response to S. Gomes, Mr. Toomey explained the Seamen's Bethel and part of the Mariner's Home, first floor has Whaling Museum exhibits and second and third floor are offices and meeting space, are open to the public. Since the restoration and addition, the attendance has increased. In addition, the Port Society works with various educational organizations from local history to historic preservation.

In response to P. Robinson-Dear, Mr. Toomey explained the same mortar must be used for the project. There are 4 layers of bricks within the chimney as well.

In response to C. Amaral, Mr. Toomey explained there are some leaks for which they had to do temporary repairs. The roof has been redone twice due to the last winter's wind storm.

In response to J. Bailey, Mr. Toomey stated they did not apply for federal tax credits for this project. The line of credit is for the Port Authority and is used for both. The federal tax credits used on the Bethel would be used to pay down the line of credit. The Society has additional funding from other sources for their portion of the project. Material costs have increased about 15% over the last year's quote.

Public Comment

Michelle Taylor, of the New Bedford Whaling Museum, spoke on behalf of the Museum in support of the Bethel project. They asked the committee to give the application all due consideration.

New Bedford Whaling Museum Bourne and Wood Building Rehabilitation

Michelle Taylor, Chief Financial Officer of the Whaling Museum, and Sarah Budlong, Director of Development of the Whaling Museum, presented the application which would fund the exterior restoration of the Bourne Building, the cupola, and the Wood Building.

In response to J. Bailey, Ms. Budlong explained the Museum did not receive the Crapo Fund funding but will make up the difference through their budget and private donations. The MCFF grant is pending.

Public Comments

There were no public comments offered or recorded in favor of the application, nor in opposition to application.

Capitol Theatre Restoration for Community Housing

Brian Pastori, Deputy Director of CEDC, and Teri Bernert, Executive Director of WHALE, presented the application which would fund the acquisition of the Capitol Theatre. The building will house offices as well as affordable housing units when renovations and restoration is completed.

In response to S. Gomes, Ms. Bernert stated the project will provide five units of affordable housing on second floor with storefront offices and back of first floor. The AMI percentage would vary depending upon receipt of Home Funds and CPA funds

In response to S. Gomes, Mr. Pastori stated they have spoken with the neighborhood as their offices are located one block from this building. Through the Love the Ave initiative, CEDC has gathered input into what the neighborhood would like to see in the offices.

In response to S. Gomes, Ms. Bernert stated WHALE partners with many organizations and provide support. It is important to apply for the funding even if multiple projects in New Bedford are asking for funding from the same sources. The WHALE Board reviews and scores all projects as to need before agreeing to partner.

In response to S. Gomes, Mr. Pastori stated there is no on-site parking, only metered parking on the front and side street.

In response to C. Amaral, Ms. Bernert stated this is a multi-year, multi-step project in the North End. This application is specifically for acquisition to get the building under site control. There is the possibility the project will apply for additional CPA funding in future years for the next phases.

In response to P. Robinson-Deare, Ms. Bernert stated the current owners have provided a longer time frame for the purchase and sale so CEDC can do due diligence and acquire funding sources for acquisition.

In response to P. Robinson-Deare, Ms. Bernert stated the LISC (Low Income Support Corp) grant WHALE and CEDC received look specifically at low income areas, looking for transformative change which meet the community's needs.

In response to J. Bailey, Ms. Bernert and Mr. Pastori stated the final purchase price has not been finalized. They will let us know of the purchase price.

In response to J. Bailey, Ms. Bernert stated they did not have a firm number of the percentage of the project related to affordable housing but that each unit would cost \$175,000 approximately.

Public Comments

There were no public comments offered or recorded in favor of the application, nor in opposition to application.

First Baptist Community Theatre Rehabilitation

Teri Bernert, Executive Director of WHALE, presented the application which would fund the additional rehabilitation which could include the creation of ADA accessible bathrooms at the Theatre.

In response to S. Gomes, Ms. Bernert stated the application was submitted they felt they would be farther along. The funding can be used for bathrooms. Ms. Bernert stated they are using CDBG funding for the bell tower which increases the cost by 30% due to prevailing wage rate requirement. They have explored other funding sources for the ADA bathrooms, but CPA is a preferred gap filler for funding.

In response to J. Bailey, Ms. Bernert stated they are still working on exterior and interior restoration. The funds could be used for either since they thought the project would be farther along at this point.

In response to S. Gomes, Ms. Bernert stated the entire interior and exterior need repairs. The roof needs repairs to fix leaks. In addition, the plaster would need repair. There is 25-30 years of deferred maintenance.

In response to J. Bailey, Ms. Bernert stated CPA funds could be used for either exterior or interior restoration/renovations.

Public Comments

There were no public comments offered or recorded in favor of the application, nor in opposition to application.

Strand Theatre Restoration as Cape Verdean Cultural Center

Teri Bernert, Executive Director of WHALE, and Jean Baptiste, Vice President of Cape Verdean Association, presented the application which would fund the exterior restoration of the Strand Theatre to be used as the Cape Verdean Cultural Center.

In response to S. Gomes, Ms. Baptiste stated there is no other Cape Verdean cultural center in the city. Ms. Bernert stated the funding from CPA FY18 and the potential CPA FY19 funds would go to the exterior renovations. Ms. Bernert stated the project could be phased as funding is available if the FY19 request was not fully funded. The project has been applying for additional funding from both state and federal sources.

In response to P. Robinson-Deare, Ms. Baptiste stated the studio space will be used by resident artists, workshops, music lessons, and other classroom uses. Ms. Bernert stated there is a need for space for arts training in this area of the city. Ms. Baptiste stated the building is in use during special events as well as music classes. Ms. Baptiste stated most of the activities take place in the front section of the interior.

In response to S. Gomes, Ms. Baptiste stated they have an operating budget. Ms. Bernert stated the feasibility study included a business plan to address the long-term operation needs of the building.

In response to C. Amaral, Ms. Baptiste stated the association has plans for a variety of activities. They plan to collaborate with the city schools and other organizations for programming in the space. In addition, the association plans to bring resident artists from Cape Verde. This space will bring the association programs in one location rather than in the various locations across the city.

In response to P. Robinson-Deare, Emanuel Dias, Treasurer of the Cape Verdean Association, stated the Cape Verdean population is approximately 10% of the city population.

In response to J. Bailey, Anne Louro explained the budget amount discrepancy on the application. Ms. Bernert stated the ask is for \$300,000, not \$320,00 as stated in the presentation.

Public Comment

Emanuel Dias, Treasurer of the Cape Verdean Association, spoke in favor of the project. He stated it is a priority project for the Cape Verdean population and will fill the need within that population. The promotion of the Cape

Verdean culture is the key purpose of creating this center for the entire community. It will allow exchange between the city, Cape Verde, Portugal and Europe.

Brian Pastori, Deputy Director of CEDC, spoke in favor of the project. He stated it is an important location on the Avenue and the restoration would activate that area. This project will build upon the city's infrastructure investments.

Island Park

Teri Bernert, Executive Director of WHALE, and Jean Baptiste, presented the application which would fund the creation of Island Park adjacent to the Strand Theatre.

In response to S. Gomes, Ms. Bernert stated the Strand Theatre is the priority for funding over Island Park. The park is also very important to the overall project and the Avenue. They very intentionally did not ask funders who could fund the Park.

In response to J. Bailey, Ms. Baptiste stated the park will be owned and maintained by the Cape Verdean Association. It will own, operate, and maintain the park as part of the Strand Theatre project. Ms. Bernert stated the association plans to maintain the park. Ms. Raquel Dias, President of the Cape Verdean Association, was invited to speak to detail the plans for the park. She stated the park will allow the association to safely host field trips and other events. In addition, with control of the area, the Association can be sure the park is part of the overall Strand Theatre campus.

In response to J. Bailey, Ms. Bernert stated they have been in discussion with Anne Louro about the CPA FY18 \$50,000 grant which most likely be used for the south side restoration of the Strand to allow the park construction to be completed.

In response to P. Robinson-Deare, Ms. Baptiste stated there are 7 spaces, a handicap space, and room for school buses to pull in for loading and off-loading. The association will add a doorway to the park into the Strand to provide access for the school groups. Ms. Bernert stated a traffic study took place for the flow of vehicles.

Public Comments

There were no public comments offered or recorded in favor of the application, nor in opposition to application.

MOTION to close the public hearing.

Moved by S. Gomes and seconded by A. Glassman

Motion carried.

WORK SESSION

No other business.

Next Meeting Date: Tuesday, January 29, 2019.

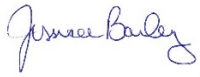
Adjourn

There being no further business, a motion to adjourn was moved by S. Gomes and seconded by P. Robinson-Deare. The motion carried. The meeting was adjourned at 8:36 p.m.

Documents and Exhibits

- Agenda
- Application Presentations

Respectfully submitted,



Jessica Bailey
CPC Coordinator
Approved 5.28.2019