



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

OFFICE OF THE CITY CLERK
NEW BEDFORD, MA

2022 FEB 17 PM 3:06

CITY CLERK

February 17, 2022

City Council President Ian Abreu and
Honorable Members of the City Council
133 William St.
New Bedford, MA 02740

Dear Council President Abreu and Honorable Members of the City Council:

I am submitting for your consideration a Request For Proposals (RFP) for the sale and development of An Advanced Manufacturing Campus on 100 acres of the Whaling City Golf Course property on Hathaway Road.

I appreciate the cooperation of the City Council on several matters related to the Advanced Manufacturing Campus since the project was announced in 2017. Our work together, alongside members of the local legislative delegation and state economic development officials, has provided the necessary foundation for the disposition process we are initiating today.

Our past efforts have included a detailed market analysis, an extensive assessment of site conditions, the establishment of a site-specific zoning measure, and the special legislation signed into law recently which removed state recreational restrictions that had barred redevelopment. My Administration stands ready to continue that effective partnership with the Property Committee to prepare and issue a Request for Proposals (RFP), receive responses from the private sector development community, and select the most advantageous proposal.

The property being proposed for sale and redevelopment is a valuable asset, and as such, the City should expect a commensurate response from prospective purchasers. Accordingly, the RFP sets a high bar for would-be developers. The development and design criteria included in the new zoning measure, and now reflected in the RFP, will promote a campus that is physically attractive, will make the most of a highly visible hilltop setting, and will ensure facilities integrate well with the surrounding landscape. Successful bidders will be required to craft proposals that directly address the job-creation and revenue interests of the City.

The presentation of the RFP is also a useful occasion to restate the underlying rationale for the AMC and reiterate the importance of the conversion of a portion of the golf course into a modern business campus. The premise has always been straightforward: The existing New Bedford Business Park is very near full capacity and the City no longer has any large tracts of privately held land suitable for job- and revenue growth at scale. The situation is untenable and represents a significant threat to the city's long-term prosperity. An innovative solution is required.

The AMC represents such a solution, and the advantages are evident: Sophisticated market research has confirmed that the site boasts the acreage, transportation access, and visibility needed to attract interest from leading industries of Massachusetts and beyond. The site can accommodate more than one million square feet of new development, bringing with it as many as one thousand jobs to the City, while allowing the continued operation of the golf course. A new golf clubhouse, amenities, and parking area will be constructed just outside the perimeter of the AMC. And the prospects of redevelopment of an adjacent hotel property, as well as other key parcels in the Hathaway Road corridor, will be significantly enhanced.

The AMC is a unique greenfield development opportunity that has, for very good reason, already attracted the attention of major commercial real estate interests and industry leaders. Our work together in the weeks ahead will be to ensure that the ongoing private sector attention is translated into proposals for high-quality end uses consistent with the economic strengths of the City, region, and state. I know from our many discussions that the City Council shares the view that New Bedford residents deserve world-class development proposals in response to this RFP, and I look forward the close collaboration that will allow us to achieve that objective.

Sincerely,



Jon Mitchell
Mayor

Attachments:

RFP (#22161070)

Exhibit A: Plan of Property

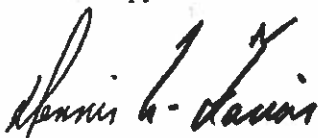
Exhibit B: Advance Manufacturing Campus Ordinance

Exhibit C: Wastewater Records Drawings

IN CITY COUNCIL, February 24, 2022

Referred to the Committee on City Property – Yeas 10, Nays 0. Dennis W. Farias, City Clerk

a true copy attest:



Dennis W. Farias
City Clerk