



**CITY OF NEW BEDFORD**  
**JONATHAN F. MITCHELL, MAYOR**

February 1, 2018

City Council President Linda K. Morad and  
Honorable Members of the City Council  
133 William St.  
New Bedford, MA 02740

Dear Council President Morad and Honorable Members:

I respectfully submit for the Council's consideration PACE, Inc.'s request to enter into a long-term lease agreement with the City of New Bedford for 32 Madison Street, the former T.A. Greene School and now the home of PACE's Head Start child care program. As the Council's Committee on City Property is the statutorily designated authority for the disposition of City-owned property, the establishment of a long-term lease requires an initial vote of the Committee to issue a Request for Proposals. The rationale for this request, as detailed in the attached letter from Facilities Director Ken Blanchard, is to provide a stable operating arrangement for the Head Start facility in the long term, and thereby to facilitate a successful capital fundraising campaign for a series of much-needed improvements.

PACE Head Start has been occupying 32 Madison Street since being displaced from Fort Rodman in 1992. They have done so under the auspices of a series of short-term license agreements which, under Massachusetts General Law are freely revocable with a short notice period. As Mr. Blanchard's attached letter spells out, PACE needs a long-term lease arrangement in order to qualify for grants specifically targeted to early childhood education facilities.

PACE is aware of the City's legal obligation under Massachusetts General Law to undertake a competitive procurement process in any long-term disposition or leasing of public property, and understands that such a process does not guarantee their long-term occupancy of 32 Madison Street.

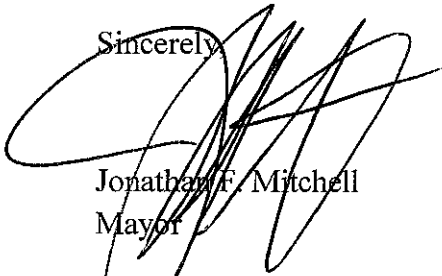
I encourage the Council to address the long-term viability of educational programming in the building by referring this matter to the Committee on City Property for their full consideration. Under M.G.L. Chapter 40, Section 3, the City Council's Committee on Property is responsible for selling and leasing City property, and therefore would be the issuing authority for the Request

for Proposals, as required under Chapter 30-B, Section 16, as well as the awarding and negotiating authority for the resulting lease.

As always, my administration is available to provide all the necessary technical and administrative support as the process moves forward.

Thank you for your consideration.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'JFM', is written over the typed name and title.

Jonathan F. Mitchell  
Mayor

JFM/crc

Co: Kenneth Blanchard  
Bruce Morell



**DEPARTMENT OF FACILITIES AND FLEET  
MANAGEMENT**

**KENNETH F. BLANCHARD  
DIRECTOR**

**CITY OF NEW BEDFORD**  
JONATHAN F. MITCHELL, MAYOR

November 3, 2017

To: Mayor Jon Mitchell

*KFB*

From: Kenneth F. Blanchard, Director of Facilities and Fleet Management

Re: PACE HeadStart

Dear Mayor Mitchell;

Since being displaced by the construction of the secondary wastewater treatment plant at Fort Rodman in July of 1992, PACE HeadStart has leased the former TA Greene School on Madison Street which is owned by the City of New Bedford. This building was renovated specifically for use by this organization as a child care facility.

The current agreement is valid through June 30<sup>th</sup> 2022. However, Bruce Morell, Executive Director of PACE, Inc. has asked us to extend the term for an additional 25 years. The reason for this request is to allow the organization to become eligible to apply for grants specifically geared toward early childhood education facilities that will be used to make much needed capital improvements to the facility.

PACE has done a wonderful job of maintaining the interior and grounds. However, as is the case with all buildings, capital repairs are needed periodically to ensure the integrity of the structure and extend its' useful life. They need to undertake a number of critical interior and exterior repairs that will enhance their clients' experience. I have offered our expertise in the process of design, bidding and construction and because it is a city owned facility, we will monitor the work to ensure quality.

As the Director of Facilities and Fleet Management for the City of New Bedford, I fully endorse this request and respectfully ask that you forward this request to the City Council for their consideration.

Thank you for your consideration.