



WHALE

Waterfront Historic Area League

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December 5, 2017

James Oliviera, Chairman
City Property Committee
133 William St. Room 213
New Bedford, MA 02740

RE: Phillips Ave. School Proposal

Dear Mr. Oliviera,

On behalf of the Waterfront Historic Area League (WHALE) and the Community Economic Development Corporation (CEDC), we are pleased to submit a proposal to acquire the Phillips Ave School as an adaptive reuse project to stimulate the Acushnet Ave neighborhood. As the two community development corporations in New Bedford, the Near North End CDC Partnership will restore and repurpose the historic school as the Phillips Ave. Neighborhood Opportunity Center, a mixed-use development dedicated to self-sufficiency, social services and affordable housing.

Since 1962, WHALE has been a leading investor in New Bedford's renaissance, restoring over 60 historic landmarks and homes in the city. Our most notable projects include the Zeiterion Theatre, Rotch Jones Duff House and National Park with more recent efforts including the Co-Creative Center, First Baptist Church and Oscar Romero House. Through these efforts, downtown has become an inclusive creative hub and we steer our attention to the historic Acushnet Ave neighborhood, a developing community with high potential.

This year, LISC Boston awarded the partnership personnel support to survey the area's most valuable, unused assets. In November the WHALE board reviewed the opportunities and challenges of this \$2.5M Phillips Ave School restoration and voted to bid \$25,000 on the project. We appreciate your consideration and hope to further discuss the enclosed proposal with you.

Sincerely,

Teri Bernert
Executive Director



Phillips Ave. School Proposal: Restoration of a Mixed-Use Development

EXECUTIVE SUMMARY

In 2016, WHALE and the Community Economic Development Center (CEDC) partnered to combine their resources to benefit New Bedford's Near North End, known as the "International Marketplace". Together the community development corporations identified 249 Phillips Ave, a vacant historic school owned by the city, as an ideal joint restoration project. After reviewing program feasibility, community support and zoning requirements, the partnership is approaching the City of New Bedford to acquire the Phillips Ave. School as a mixed-use development for self-sufficiency/social services and affordable housing.

SECTION B: STATEMENT OF QUALIFICATIONS

The development team for the **Phillips Ave. Neighborhood Opportunity Center** blends the expertise of community development with brick and mortar restoration. Each member has worked in New Bedford with a dedication to sensitive adaptive reuse with community outreach. (See Attached Bios & Resumes of Key Personnel).

About Waterfront Historic Area League (WHALE)



WHALE was founded in 1962 during the times of urban renewal when many historic downtown buildings were neglected and demolished after decay. Its mission is to foster historic preservation and continued use of the city's architectural heritage to enhance community and economic development of their Gateway City. WHALE accomplishes its mission through bricks and mortar preservation projects, including the development of arts and cultural venues, affordable and market housing, and mixed-use retail. Their model of assessing, acquiring and repurposing sites under threat has saved over 60 buildings and protected some of the most notable housing and cultural venues in the city. Their work has especially transformed Downtown New Bedford, now a creative destination and National Park. Since 2015, WHALE has leveraged over \$12M in public funding and financing for the bricks and mortar historic restoration of New Bedford neighborhoods and now turns its attention to the Near North End. Key projects completed over the past two years include:

Co-Creative Center: A 10,000sf collaborative retail, living and arts space that includes a community gallery, education center and maker space in the downtown district.

Howland House: A restored mansion redesigned as 7 units of workforce rental housing

New Bedford Port Society: The oldest landmarks in the city, repurposed as a world-class museum, ceremony venue and non-profit office space

Tom Lopes Gateway Park: Green space in the South End, honoring first Cape Verdean Representative in the US Senate

Neighborhood Restoration Program: Over 3 current sites of foreclosed and vacant historic properties restored and sold through low-income eligible lottery for first-time homebuyers

First Baptist Church (in progress): Restoration of the National Treasure designated Quaker Meeting House 1829 church for a community theater.

About Ganek Architects, Inc.

Ganek Architects, Inc. "Great design is our passion." GAI takes tremendous pride in their ability to combine project requirements with creative imagination that result in successful projects. They come with intent to always design functional, inviting and beautiful spaces that inspire each and every person that enters them. Working for private developers, corporate, educational, residential, healthcare and private institutional clients, GAI continues to solve the challenges of master plans, feasibility studies, new construction, renovations, additions, and multi-family residential. Adaptive reuse projects include the Lofts at Perkins Park, Taunton Mills and another historic school, now developed as Residences at Indian Hill. Barry Ganek, AIA LEED AP has been recognized by the Tsongas Award from 2012-2017, one of the most prestigious recognitions in the state.

SECTION C: COMPARABLE PROJECTS & REFERENCES

The Phillips Ave. Neighborhood Opportunity Center is based on successful shared re-use models for a community purpose. School sites tend to have a unique location that are already designed for walkability, community access and larger volumes of users engaged in separate activities.



MODEL #1: Ingraham Place (New Bedford, MA with Sponsor: Women's Institute, WHALE as consultant) In 2011, the landmark was converted into 19 affordable housing units with program space for non-profits and a community center. Program provides on-site case management, after-school programs and supportive services.

Design Elements: Historic preservation, adaptive reuse, energy-efficient systems, outdoor play areas

Funding: HTC, LIHTC, HUD Section 8, HOME, MA Affordable Housing Trust Fund, Private Foundations

MODEL #2: The Maple Street School/The Danversport School (Danvers Housing Authority) This example was reviewed for the city's Payne Cutlery Areawide Brownfield Plan by McCabe Enterprises. Though larger than Phillips Ave School, several historic schools in Danvers, MA has been converted by as residences for specific interests groups (senior housing, nursery school, disabled) .

Design Elements: Historic preservation, adaptive reuse

Funding:



MODEL #3: Residences at Indian Hill

A historic 1925 school to be converted as 27-unit apartments. Phillips Ave. Development Team Member Barry Ganek is overseeing this restoration. This was a vacant property with an original footprint of 20,365sf.

Design Elements: Historic preservation, adaptive reuse

Funding: Private developer, White Pickett Fence LLC



SECTION D: PROJECT NARRATIVE

Project History: A Goal of Thriving on “the Ave”. While New Bedford has gained more notice and investment, developers are most attracted to its thriving Downtown New Bedford and often overlook surrounding neighborhoods. Many investors sense risk within Acushnet Ave, a low-income immigrant neighborhood that continues to face many challenges with public safety, substandard housing and limited employment opportunities. CEDC is the only organization offering critical programs for economic resilience in the neighborhood and have noted an increased need for services, but their organizational capacity to meet it is severely limited. The CEDC runs high traffic tax preparation, for example, while sharing space with Groundwork SouthCoast and Mass Migrant Education for vital resident programming. Currently, this initiative pieces together staffing with limited resources in a very small office space, but a more suitable relocation can enhance service delivery of current programs. Meanwhile, WHALE has focused on brick and mortar development of the New Bedford waterfront, but aims to expand its services to Acushnet Ave, a neighborhood overwhelmed with vacant, historic storefronts.

Downtown New Bedford has centered its renaissance through high investments in the creative economy, but the Near North End Partnership senses that Acushnet Ave residents are have a much stronger need for wellness and self-sufficiency services. For over five years, CEDC staff has had their eyes on Phillips Ave School, a vacant historic elementary school still owned by the City of New Bedford. Currently out to bid, this site is strategically located in the neighborhood with parking and green space and was part of an area-wide brownfield initiative to repurpose Acushnet Ave’s largest unused assets. CEDC has played a key role of co-facilitating with many initiatives that have surveyed the neighborhoods (UMD, McCabe Enterprises, EPA, WalkBoston). The Near North End Partnership now aims to restore the school as the **Phillips Ave Neighborhood Opportunity Center**.

Acushnet Ave. Resident Requests of Neighborhood Needs*

- Self-Sufficiency & Wellness (Health & Well-Being, Clinics)
- Indoor Recreational Facilities (There are no youth centers)
- Centers Adult & Continuing Education (such as ESOL)
- Workforce Training
- Development Strategies to increase Public Safety
- Financial Services (outside of tax preparation and non-exploitative)

**Recorded by McCabe Enterprises
after 40+ charrettes, meetings and studies on Acushnet Ave.*

Proposed Use & Site Plan. After being redeveloped by WHALE, the **Phillips Ave. Neighborhood Opportunity Center** will be the headquarters of the Community Economic Development Center and its program partners. Together, they will run a mixed-use development geared to self-sufficiency with social service office space, wellness resources and matched affordable housing. After community sessions about this acquisition, a call for tenants would review the feasibility of requested services such as affordable daycare, culinary kitchen and programming that would align with the center. In the school itself (lot 135), CEDC aims to bolster resources for Acushnet Ave residents with financial literacy education, community referral services and ESOL classes. The two lots (136 & 34) included in the RFP will be used for community gardens and a proposed playground.

About Community Economic Development Center of Southeastern MA. Since 1997 the CEDC has created a more just local economy by building bridges to resources, networks, and cooperative action for low and moderate-income members of their community. CEDC recruits, trains and manages volunteers to provide Near North End residents with a broad range of social and financial coaching services. Programs include asset building strategies such as first-time homebuyer workshops, one on one financial training and VITA Free Tax Preparation. All services are provided in English and Spanish and their tax assistance is offered in Portuguese. Staff provides technical assistance to small businesses that aim to fill empty storefronts, bring spending to the neighborhoods and create more local jobs.



Since 2014, CEDC has convened residents and other local stakeholders as part of the “Love the Ave” campaign to provide ongoing place governance on this neighborhood revitalization agenda. This collaboration of over 30 local businesses, residents and community initiatives are dedicated to the revitalization of Acushnet Ave. Bolstered by MA SmartGrowth “Great Neighborhoods” in 2013, this project has energized the community with small-scale creative place making projects such murals, community events, public gardens and a development of a new pocket park. The group is tasked to address its main pillars of public safety, neighborhood beautification, and public art/place making. They are implementing an overall branding strategy of the Ave growing as “the launching pad for what’s next in New Bedford”- they would also utilize the center.



CEDC Accomplishments

- Guiding **8,500 community outreach referrals per year** for healthcare, immigration issues and English classes-enabling residents to stabilize their lives, integrate the community and qualify for employment
- Files **1,800 VITA tax returns annually**, generating almost **\$3M in refunds and credits** to working families that is brought back to community
- With business assistance, enables new immigrants and other entrepreneurs to plan, launch, stabilize and grow small business. Since 2013, over **45 businesses have started**, **90 more have grown** and over **100 jobs** have been created.
- Since 2013, coordinating over **12 art installations**, **7 community projects** and **public review** of area-wide brownfield projects, work attracted \$2.6M investments in public infrastructure

Partners In Acushnet Ave.



Mission: How It Works. Fondly known as the “International Marketplace”, this section of Acushnet Ave. is a walkable 1.9-mile street with a historic gateway to a vibrant array of diverse shops, markets and ethnic restaurants. It is home to many immigrants and their culture becoming a birthplace of the grandest festivals and ceremonies to take place on “the Ave”. This cultural hub owes much to its diverse population, but is still challenged by service gaps as many residents face language barriers in accessing legal and financial services like basic information from the city or service providers. The Payne Cutlery Brownfield Plan heavily noted that despite its immigrant population, New Bedford still has the third largest ESOL education waitlist in the state.

Over a dozen New Bedford-based initiatives will offer wraparound services at the Phillips Ave Neighborhood Opportunity Center, a walkable location for residents based in the Near North End. This development would pay special attention to opportunities in:

- **Affordable Housing.** On the top floor, the Opportunity Center will provide three 2BR apartments with a shared laundry room. The partnership will review the feasibility to target single mothers living with their families as part of a self-sufficiency program.
- **Daycare/Youth Services.** After acquisition, there will be a request for proposal for an affordable daycare or youth services with a capacity to service 50+ children per month. This may include student resources, based on current resident interest
- **Wellness & Resource Network.** There are well over 50 wellness and social services initiatives throughout the city that serve the low-income, immigrant population. The Center will provide a network hub in a walkable location. Services in need of satellite locations such as immigration legal consultation, housing advocacy or financial literacy coaching will be available on site.
- **Community Classroom.** While there are plenty of meetings spaces downtown, the Near North End is a prime neighborhood in need of its own educational spaces such as ESOL classes and workforce development training, computer literacy and small business technical assistance.
- **Shared-Use Commerical Kitchen.** Already equipped with a small cafeteria, project would review permit and use feasibility of a kitchen to serve as an incubator for local food-making businesses.
- **Public Green Space.** On the grounds, we will reseed the concrete surrounding the property to develop more green space within the neighborhood. Plans involve public art, greenhouse, playground, farmer's market and raised garden beds coordinated by the "Love the Ave" partners
- **Public Safety Resources.** Such as community policing station.

Timeline & Process. WHALE agrees to acquire the property in its "AS IS" form and follow the guidelines to develop the Phillips Ave Neighborhood Opportunity Center within 24 months of the developer agreement. This project adheres to city regulation of land use and community-wide vision of new spaces.

| Project Timeline | |
|--------------------------------|--|
| December 2017: | Proposal Submitted |
| January 2018: | Six-Month Due Diligence Period |
| February 2018: | Meeting w/ Permitting Task Force |
| March 2018: | Community Charrettes / Ongoing |
| June 2018: | Acquisition |
| September 2018: | Stabilization Phase |
| June 2018-January 2019: | Capital Campaign |
| May 2019: | Out to Bid |
| July 2019: | Project Construction |
| January 2020: | Leasing Opportunities |
| February 2020: | Certificate of Occupancy & Grand Opening |

In Accordance to City Regulation.

- **Zoning.** The center will retain its primary zoning as a mixed-use development (see **Site Plan**).
- **Transportation Demand Management.** This project will decrease its on-site parking to add green space, but still retain at least 30 spaces, in accordance to the requirement. The site projects an occupancy of 100 users at a time. Based on Ord. of 12-23-03, § 1, Special Permit would allow commercial parking in residential district for public benefit and project would review that as necessary.
- **Transportation & Walkability.** This site is connected to major roadways across the city with two-way traffic. It has on-street, unrestricted parking on both sides of roadway, includes handi-capped spaces. In 2016, WalkBoston coordinated a walking assessment of Acushnet Ave and identified various opportunities and challenges in the area. With a WalkScore of 85 and transit of 32, this site significantly surpasses the city average of 66 and transit of 28.
- **ADA Compliance.** This project would aim for first-floor accessibility with ability to participate in all programming.

In Accordance to City Vision. The goals of the Phillips Ave Neighborhood Opportunity Center advances many of community planning objectives and needs:

- **New Bedford 2020 Master Plan.** The Center strengthens the commercial district of a pedestrian friendly neighborhood while offering workforce development training, two noted priorities for the city. The top floor of

affordable housing contributes to the city's goal of increasing affordable quality housing. Added greenspace will outdoor recreational opportunities in the neighborhood.

- **“Corridor of Opportunity” Acushnet Ave Economic Impact Study.** In 2014, the Public Policy Center at UMASS Dartmouth found the neighborhood “poised for renaissance”, but highly recommended credible community development organizations to intervene and organize with residents and business owners and advocate for economic redevelopment.
- **NB Brownfield Area-wide Plan.** In 2013, the City of New Bedford and EPA identified ideal outcomes for 249 Phillips Ave. including a Community Wellness Center with resources services, surrounded by green space.
- **Sustainability.** Based on WHALE’s status as a community development corporation, we are committed to sustainable practices in all projects. The Co-Creative Center is in review for three sustainability awards for its cost-effective approaches in adaptive reuse and energy efficiency.
- **NB Preservation Forum.** Though not within a historic district, WHALE will repurpose the historic school for community-based adaptive re-use, a city-led priority approach in New Bedford.

Preliminary Site Plan of 249 Phillips Ave.

*See Attached Site Plan

Mixed-Use Business Zoning: General Business Zone that also permits Residential C. By permit includes outdoor commercial recreation and clinic.

Residential C: Allows 1 single family home per 10,000sf, 1 two-family per 5,000sf, or 1 three-or-more family per 1,000sf. By-right includes childcare facilities

Applied uses for Phillips Ave Neighborhood Opportunity Center: 1 three-family unit with childcare facilities, office space, educational space, playground, public art. Possible clinic or culinary, but in future development phase

Sq. Footage: 30,242sf lot, 19,6553 building

Frontage: 35' 8" (10 ft required)

Total Housing: up to 3 2BR, 60-80% AMI

Sides: 23' (10 ft on any side required)

Density of Dwelling per lot: 1 per 1,000sf

Rear Yard (10 ft. required)

Height: N/A (Must not exceed 100 feet)

Maximum Build Out: 94,000 sf

ADA Compliance: first floor to program space with parking

Landscaping: Grass, bench, 3 raised beds (35% green required)

Parking Requirements: At least 30 (includes required 2 spaces per dwelling unit, 1 space for every 1,000 sf office space, 1 space for each employee and three drop off zones for daycare)

Community Involvement & Outcomes. Residents of the Acushnet Ave have continually envisioned a safer, cleaner, greener neighborhood with more opportunities for its ambitious immigrant population. Outreach will include more neighborhood engagement events, public charrettes and recruit more small businesses and residents. Since 2013, through building trust, self-confidence and relationship in the community, CEDC has involved more than 350 local stakeholders in planning, meetings, clean ups, public art projects, community festivals and transportation advocacy. Likewise, WHALE performs countless neighborhood charrettes, one on one sessions and



public “peek ins” and events. When activating a neighborhood with its endangered buildings, WHALE opens sites that have been vacant and closed to the public for years, sometimes decades, to attract curiosity and a sense of revitalization efforts. Last year, WHALE hosted 5 volunteer work weekends where over 60 participants were paired with construction mentors and helped restore 50 historic windows of an endangered National Treasure. Residents, even inexperienced in a trade, feel more connected to a neighborhood when they are part of its hands on development. WHALE will bring this sense of community investment to the Near North End during the development of the Phillips Ave. Economic Center.

Recently, WHALE and CEDC were jointly awarded \$50,000 from LISC Boston to survey and develop within the Near North End neighborhood. This funding will support the outreach efforts and development of the Phillips Ave. Economic Center.

SECTION E: FINANCIAL INFORMATION

Finance Strategy. Since 1962, WHALE has saved over 60 historic properties through public funding.

- *Capital Appeal:* WHALE/CEDC will launch a capital appeal through social network, corporate sponsorships, individualized supporter meetings and mailing that will promote awareness of this capital campaign
- *Private & Public Foundations:* WHALE's local and nationally recognized grant awards typically range of \$10K-\$150K. Foundations that have supported past WHALE projects include Rainy Day, Upstream Foundation, Garfield Foundation, Island Foundation, 1772 Foundation. Many of the members and supporters have advocated for WHALE to support more initiatives in the Near North End. When WHALE calculates a development we approach various grants for at least double the goal to ensure funding success.
- *Incentivized Grant & Individual Donations:* Every year as a community development corporations, WHALE/CEDC are granted over \$150,000 worth of Community Investment Tax Credits to allocate to project supporters. Any individual, company or foundation that donates over \$1,000 to an eligible project is granted a 50% tax refund from the state of Massachusetts. This has been a major incentive for new and repeating supporters that follow current projects.



By The Numbers

Assessed Value: \$1,047,600.00
Estimated Bid for Acquisition: \$25,000
Deposit to City: \$1,250
Projected Restoration Costs: \$2.4M

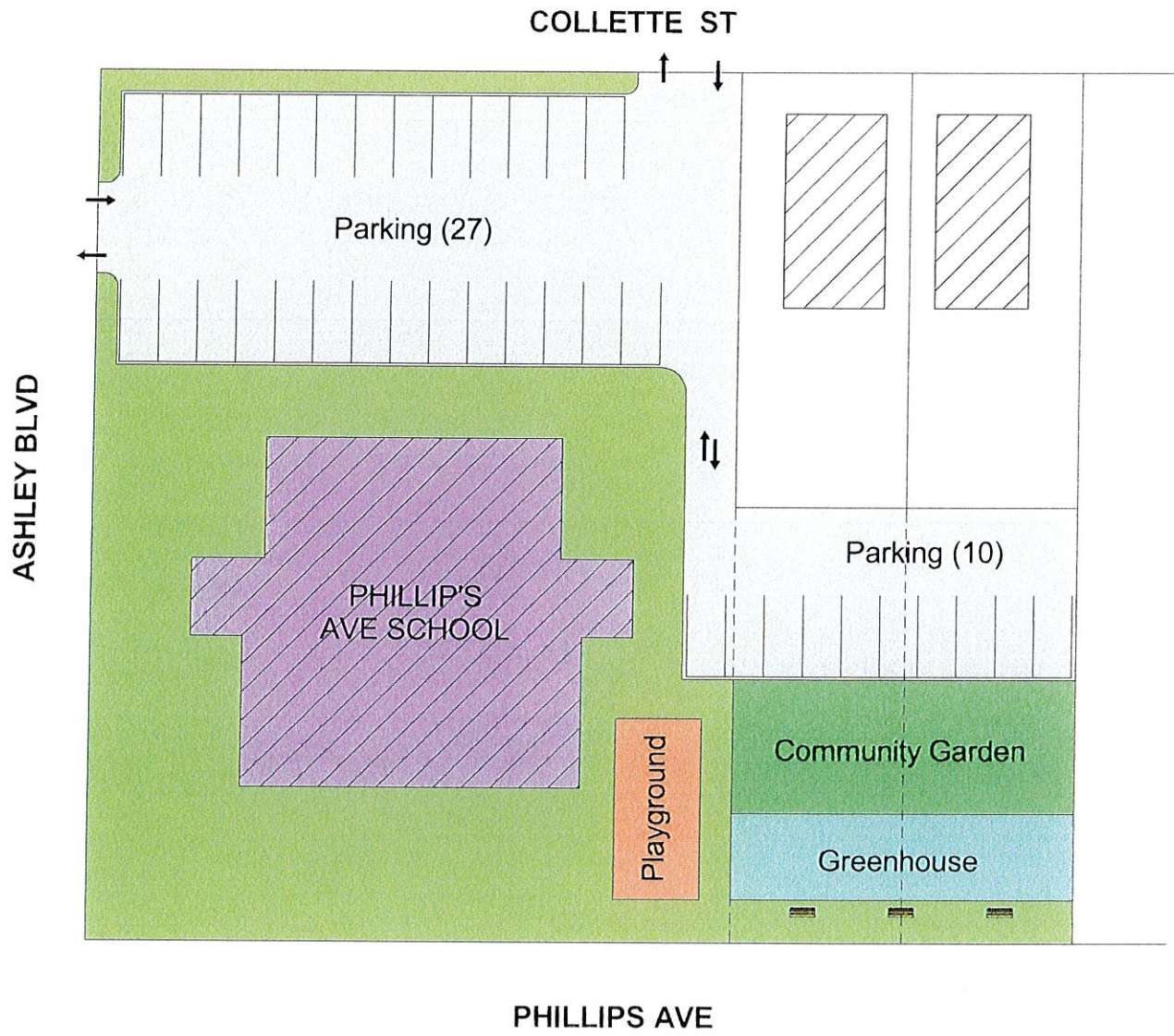


Sources & Uses of Funds. Pro-Forma Attached. WHALE has significant experience with all funding sources. They include state and local subsidy- to include City of New Bedford HOME funds, CPA, Mass Cultural Council Cultural Facilities Funds, and State Historic Tax Credits.

Grants Awarded to WHALE Since 2015

- | | |
|--------------------------------------|---|
| *Bristol County Savings Bank | * Federal & State Historic Tax Credit |
| *City of New Bedford CDBG/HOME Funds | *MA Historical Commission |
| *Community Economic Assistance Corp. | *MassDevelopment |
| * Community Investment Tax Credits | *National Trust for Historic Preservation |
| * LISC Boston | *National Park Service |
| * MA Cultural Facilities Fund | *Public & Private Foundations (\$10M+) |

Banking References. Bristol County Savings Bank: Rich Farmer, Vice President. 508-828-5354



1 Site Plan
1" = 40'-0"



| | | | |
|------------|-------------------------|------------------------------|--------|
| Developer: | Project: | Address: | Scale: |
| WHALE | PHILLIP'S AVENUE SCHOOL | 249 PHILLIP AVE, BEDFORD, MA | |

PROPERTY ADDRESS**Philip's Avenue School, 249 Philip's Avenue**

Mixed-Use Neighborhood Opportunity Center 13,102 SF

SOURCES OF FUNDS

| Permanent Sources | Total | |
|--------------------------------|--------------|------------------|
| MCC CFF for Culinary Kitchen | \$ | 150,000 |
| Urban Agenda | \$ | 100,000 |
| MHC MPPF | \$ | 100,000 |
| HOME | \$ | 450,000 |
| Community Preservation Act | \$ | 400,000 |
| State Historic Tax Credits | \$ | 500,000 |
| Foundation Grants | \$ | 300,000 |
| Mortgage | \$ | 500,000 |
| TOTAL PERMANENT SOURCES | \$ | 2,500,000 |

USES OF FUNDS

| | Total | |
|--|--------------|------------------|
| Acquisition Cost: | \$ | 25,000 |
| Construction/Rehab (includes landscaping, appliances, permits and laundry hook-up) | | 2,096,320 |
| Contingency (10%) | | 209,632 |
| Subtotal Construction: | \$ | 2,305,952 |
| Architect & Engineering | | 85,000 |
| Inspection fee | | 1,000 |
| Environmental Engineer | | 3,000 |
| Legal | | 10,000 |
| Title & Recording | | 2,000 |
| Insurance | | 4,000 |
| Maintenance & Utilities | | 5,000 |
| Appraisal | | 500 |
| Security | | 1,000 |
| Construction Loan Interest | | 8,000 |
| Soft Cost Contingency | | 19,548 |
| Subtotal Soft Costs: | \$ | 139,048 |
| Developer Overhead | | 30,000 |
| TOTAL DEVELOPMENT USES | \$ | 2,500,000 |

160

\$ 720.61 SF

Teri Bernert

8 Delano Way, South Dartmouth, MA 02748
Telephone: (508) 979-5010 Mobile: (508) 264-2648
E-mail: tbernert@comcast.net

Summary of Experience:

- Over twenty-five years of experience in the field of non-profit community and real estate development.
- Project Manager for workforce and mixed-income housing, historic renovations, brownfields development, and commercial and mixed-use projects.
- Proven track record in grant writing, strategic planning, non-profit management and community outreach.
- Extensive experience in foreclosure rehab, mill rehab, historic and low-income tax credit financing and brownfields financing.

Experience:

Waterfront Historic Area League (WHALE), Executive Director

New Bedford, MA 2013 to present

Facilitating numerous historic renovation projects totaling over \$12 M including the Howland Mansion restoration project creating new workforce housing for downtown NB, the Port Society Complex project in collaboration with the NB Port Society, The mixed-use Co-Creative Arts Project and the First Baptist Church reuse project for reuse as a community theatre. Managing staff, Board of Directors, project fundraising, grant administration, and advocacy and education projects.

Taunton Business Improvement District and Downtown Taunton Foundation, Executive Director

Taunton, MA 2010 to 2013

Managed all beautification, development, infrastructure, grant applications and marketing projects for Downtown Taunton. Leveraged over \$2.5 million in grants for development projects creating 8 new units of housing and associated commercial space. Worked on downtown creative economy development, including submitting state and federal historic tax credit applications for a former 1826 District Courthouse property and a landmark Main Street 60,000 SF historic building. Managed two Board of Directors, three staff and community volunteers, fundraising, and outreach media including a website and monthly Electronic News to all members and interested constituents.

Neighborhood Restoration Manager, The Neighborhood Developers

Chelsea, MA 2010

Project Manager for the Neighborhood Stabilization Initiative purchasing REO foreclosures for renovation for affordable housing, including the historic renovation of a former fire station for elderly housing. Utilized NSP and HOME funding. Managed architects, general contractors, and all aspects of development through acquisition to lease up for over 20 units.

Community Works Rhode Island/ Director of Real Estate

Providence, RI 2009

Directed all real estate development activities for the organization and managed the development of projects, including identification of properties, financial and feasibility analysis, development of budgets and timeframes, coordination of architectural designs for historic properties, securing public and private funds, managing project staff, consultants and contractors through the development process, monitoring the development, and selling or leasing of properties. Oversaw \$13 M of new construction and historic rehab properties including the start of a LEED Platinum mixed-use building. Acquired four foreclosures for rehab as first-time homebuyer for-sales using NSP/HOME funds.

Neighborhood Corporation CDC / Executive Director

Taunton, MA. 1999 – 2008

Chief program administrator and project manager for a non-profit Community Development Corporation serving the greater Taunton area. Completed \$15 M historic/brownfields mill restoration project involving twelve financing sources including historic and low-income tax credits and brownfields clean-up funds; this project was awarded a 2006 MA Smart Growth and MHC Historic Preservation award. Managed economic development, commercial revitalization, brownfield and housing projects including project feasibility analysis, predevelopment phase and construction management. Provided outreach and community building for strategic planning process. Completed the downtown Taunton Redevelopment Study. Started the Taunton Small Business Program including small business lending and entrepreneurial workshop program. Implemented streetscape, banner and façade improvement programs. Overall management of CDC finance administration, fundraising and reporting to Board of Directors.

Land Use Consultant

Dartmouth, MA. 2001- 2002 and 2007-2008

Coordination of the development of Dartmouth's Open Space and Recreation Plan and plan update including town-wide planning survey, management of Open Space Committee, and writing of Plan.

Senior Planner

City of Waltham, MA 1989-1996

Administered \$1.2 M CDBG program, HOME program and other state and federal grants. Reviewed site plans, environmental impact reports, and other municipal documents. Applied for and obtained UPARR grant, Land and Water Conservation Funds, and Concentrated Development Center and Economic Target Area Status. Developed GIS system zoning, land use and demographic studies. Developed Moody Street Downtown Plan and applied for PWED and Section 108 grants for public/private development project (Cronin's Landing). Prepared Open Space and Recreation Plan for State approval. Prepared RFPs for design consultants and managed construction projects including playground and street reconstruction. Assisted in feasibility studies, build-outs, zoning and land-use analysis for projects with regional impact. Managed HOME funded house renovation projects for first-time homebuyers.

Community Development Planner

Pittsburgh, Penn Hills, PA. 1987-1989

Reviewed and approved site plans and managed Planning Commission meetings. Administered CDBG program and assisted social service programs. Started city pilot recycling program.

Community Research Fellow

Washington, DC. 1987

Developed Parks and Open Space Plan for Annapolis, MD. Urban Design consultant for Annacostia Coordinating Council, Washington, DC.

Research Affiliate-US Dept. of Housing and Urban Development

Washington, DC. 1985-1986

Demographic and program research for the Office of Policy Development and Research.

Education:

The George Washington University, Washington DC, Master's Degree in Urban Planning
The University of Massachusetts, Amherst MA, Bachelor of Science, Environmental Design/Land Use Planning

Volunteer: Dartmouth Natural Resources Trust 1995-1998, Dartmouth Architectural Design Review Committee 2002, Dartmouth Master Plan Committee 2005-2006

Speaker: EPA National Brownfields Conference 2006 and 2007

EPA Non-Profit Brownfields Conference 2007

DHCD Planning Conference 2013

Awards: MA Smart Growth Award 2006

MA Historic Preservation Award 2006

Congressman Barney Frank Certificate of Recognition for Community Development 2009

City of New Bedford Woman of the Year 2016

Barry Ganek, AIA LEED AP

Barry founded **Ganek Architects Inc.** in 2005 after having been Principal and Founder of Ganek Baer Architects. Prior, Barry's experience spans 25 years as a sole practitioner, Lead and Project Architect with other notable firms in the Northeast. Specializing in commercial and multi-family residential design, Barry offers particular strengths in the redevelopment of historic industrial properties into multi-use complexes, corporate office design, new commercial projects and space utilization analysis.

staff

Sample Projects

Adaptive Re-Use Housing Projects

- Conversion of 285,000 SF historic mill into 230 residential units, *The Lofts at Perkins Park*, Lowell, MA
- Conversion of 300,000 SF historic mill complex into 231 residential units and commercial space. *Abbot Mill*, Westford, MA
- Conversion of 315,000 SF historic mill complex into 132 residential units, *The Lofts at Lancaster Mill*, Clinton, MA
- Conversion of 150,000 SF historic mill into 82 residential units and 42,000 SF commercial space, *The Lofts at Cargill Falls Mill*, Putnam, CT
- Conversion of 80,000 SF historic mill complex into 62 residential units, *Taunton Mills*, Taunton, MA

Commercial Experience

- New construction corporate visitor center, *Distrigas Corp.*, Everett, MA
- 600,000+ sf of office space and network data center in Washington DC, Sterling, VA, and Chicago for *NewStar Inc.*, a high tech telecommunications company
- Non-Profit: Conversion of 18,000 SF industrial space into a day program facility for special needs adults, *Career Resource Corporation*, Haverhill, MA

Retail Experience

- Steel & Rye, Milton, MA, 6500 SF restaurant built within a former automobile garage shell building
- Olsen Cadillac, Woburn, MA, 24,000 SF renovation/expansion of auto dealership to GM corporate standards
- Cadillac Village, Norwood, MA, 30,000 SF renovation/expansion of auto dealership to GM corporate standards

New Construction Housing Projects

- Concord & Garden St. Townhouse development in Historic and contemporary style, Cambridge, MA *CEA Group, Inc.*
- Windham Road 15 unit Townhouse Mixed-use development Pelham, NH *TMI Development*

Education

Bachelor of Architecture, Boston Architectural College, Boston, MA 1990
Carnegie-Mellon University, Pittsburgh, PA

Barry Ganek, AIA LEED AP

Registration

MA # 9117; DC #5257; CT #9561; VA #0401 011897; IL #001-017958; NH #3008
ME #AN2806; NJ #21AI01582300; RI #3037; GA #RA012330; FL #AR 93785; NCARB certified.

Memberships

American Institute of Architects (AIA)
Central Massachusetts Chapter of AIA
USGBC

Awards

2017 *Paul E. Tsongas Award Preservation Massachusetts* for *Abbot Mill*, Westford, MA
2014 Excellence in Historic Preservation Lowell National Historical Park/Lowell Heritage Partnership
for *The Residences at Perkins Park, Lowell, MA*
2013 *Best Project ENR New England* Renovation/Restoration for *Abbot Mill*, Westford, MA
2013 *Honor Award AGC Build New England Award* for *Abbot Mill*, Westford, MA
2013 *Paul E. Tsongas Award Preservation Massachusetts* for Firm's Body of Work
2013 *Building Project of the Year Award/Renovation Modernization* (Projects greater than \$20 million)
for *Abbot Mill* Westford, MA by *Construction Management Association of America*
2012 *Paul E. Tsongas Award Preservation Massachusetts* for *The Lofts at Perkins Park*, Lowell, MA
2012 *Paul E. Tsongas Award Preservation Massachusetts* for *The Lofts at Lancaster Mills*, Clinton, MA
2011 *Performance Award AGC Build New England Award* for *The Lofts at Perkins Park*, Lowell, MA
2011 Excellence in Historic Preservation Lowell National Historical Park/Lowell Heritage Partnership
for *The Lofts at Perkins Park, Lowell, MA*

ATTACHMENT A
PRICE PROPOSAL FORM

The undersigned hereby submits the attached proposal for the sale of property to the City of New Bedford in response to the Request for Proposals (RFP) for the acquisition of the designated property in the City of New Bedford.

Proposer's Name:

Owner's Name (if different from proposer):

Owner Entity and State of Incorporation:

Proposer's Address:

Proposer's Telephone:

Proposer's E-Mail:

Proposer's Fax Number:

Parcel Location: Street Address or Location of Property:

Proposed Purchase Price:

Signature of Proposer

Date

Name (Print): Teri Bernert, Executive Director

ATTACHMENT C
COMMONWEALTH OF MASSACHUSETTS
CORPORATE CERTIFICATE OF TAX COMPLIANCE

Pursuant to the requirements of G.L. c. 62C, s. 49A, the undersigned does hereby state the following:
I, Danielle N. Poyant, as the Treasurer of Waterfront Historic Area League whose principal place of business is located at 15 Johnny Cake Hill, New Bedford, MA 02740 do hereby certify that the above named firm has complied with all laws of the Commonwealth of Massachusetts relating to taxes and has no outstanding obligation to the Massachusetts Department of Revenue.

Signed under the penalties of perjury:

046 130 520

Waterfront Historic Area League (WHALE)

Federal Identification Number Name of Corporation/
Unincorporated Association

Date Signature of President
Danielle N. Poyant

Date Signature of Treasurer

COMMONWEALTH OF MASSACHUSETTS

On this 4 day of DECEMBER, 2017, before me, the undersigned notary public, personally appeared DANIELLE N. POYANT, proved to me through satisfactory evidence of identification, which consisted of KNOWN TO ME PERSONALLY, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it as TREASURER for WATERFRONT HISTORIC AREA LEAGUE, a corporation, voluntarily for its stated purpose.

Duff H. Kelly

NAME:

Notary Public My commission expires:

3/4/2021

ATTACHMENT D
DISCLOSURE OF BENEFICIAL INTERESTS IN REAL
ESTATE PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Asset Management, as required by M.G.L. c. 7, §40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction: City of New Bedford
(Name of jurisdiction)

2. Complete legal description of the property:

3. Type of transaction: Sale Lease or rental for _____ (term):

4. Seller (s) or Lessor (s): City of New Bedford

Purchaser(s) or Lessee(s): Waterfront Historic Area League (WHALE)

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. *Note: If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need **not** be disclosed.*

| Name | Address |
|------------|---------|
| <u>N/A</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

(Continued on next page)

5. Continued

None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

| Name | Title or Position |
|-------|-------------------|
| _____ | _____ |
| _____ | _____ |

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1. If this form is signed on behalf of a corporation, it must be a duly authorized officer of that corporation.

The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: 

Printed Name: Danielle N. Poyant

Title: Treasurer

Date: December 4, 2017

ATTACHMENT E
CERTIFICATE OF NON-COLLUSION

City of New Bedford
133 William Street
New Bedford, MA 02740

The undersigned certified under penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Signature of individual submitting bid

Waterfront Historic Area League (WHALE)

Name of business/organization



I HEREBY CERTIFY THAT I HAVE RECEIVED THE FOLLOWING ADDENDUM

ADDENDUM #'S _____

Person submitting bid

Company Name

Please include this form with your bid if applicable.