



COMMUNITY PRESERVATION COMMITTEE

FY19 CPA FUNDING RECOMMENDATIONS



OPEN SPACE



RECREATION



HISTORIC



HOUSING

COMMUNITY PRESERVATION ACT OVERVIEW

The Community Preservation Act (CPA) was adopted by the voters of New Bedford in 2014. The CPA (Massachusetts General Law Chapter 44B) is a state law through which communities may fund projects for four purposes: preserving open space and historic resources and expanding community housing and outdoor recreational activities. The CPA also provides for an annual contribution of State funds to each participating municipality.

In New Bedford, CPA funds are generated by a 1.5% surcharge on annual tax assessments. The surcharge is calculated on the value of the property after deducting the first \$100,000 of value. Low-income households and low- and moderate-income senior households may annually apply to be exempted from the surcharge. The median yearly CPA payment based on the City's FY18 tax rate is \$27.94, or \$6.98 per quarter.

By law, the CPC is the entity which: administers the community preservation fund locally; writes and adopts a Community Preservation Plan to guide CPA funding decisions; receives and reviews proposals from the community for CPA funding; and recommends projects to City Council for funding approval. The City Council then votes to appropriate the CPA funds for the projects it approves.

In accordance with the terms of the CPA Act and the City of New Bedford's Community Preservation Committee (CPC) Ordinance, the CPC was formed in 2016 and is comprised of nine members: four (4) members of the general public appointed by the Mayor, and five (5) required members from each of the following boards: the Conservation Commission, Historical Commission, Park Board, Planning Board, and Housing Authority.

NAME	REPRESENTATION
Janine da Silva, Chair	Historical Commission
Ross Nunes, Vice Chair	General Public
Sylvia Gomes, Clerk	General Public
Christopher Amaral	General Public
(vacant as of February 2019)	General Public
Arthur Glassman	Planning Board
Paul Pacheco	Conservation Commission
Paula Robinson-Deare	Park Board
Tim Walsh	Housing Authority

The City Council can act on the CPC project recommendations in three ways: it can approve the full project amounts recommended; it can approve partial project amounts; or it can deny funding to any project. The City Council cannot increase the amounts recommended by the CPC, nor can the City Council act on projects that the CPC has not recommended.

To guide its decision-making process, the CPC has created a **Community Preservation Plan**. The Plan outlines the community's goals and objectives for using CPA funds. The Plan is reviewed and updated annually after a public hearing, and is available on the CPC website.

FY19 BUDGET OVERVIEW

New Bedford voters adopted CPA through a ballot question in November 2014 and the collection of CPA surcharges began with Fiscal Year 2016. During the FY18 and FY19 application cycles, the Community Preservation Committee received a total of fifty-three (53) applications representing just over \$9.2 million dollars in requested funding. Of these applications, FY18 application cycle had seventeen (17) projects recommended for funding and approved by City Council with the total award just over \$2.9 million. **In the FY19 application cycle, seventeen (17) projects, totaling \$1,547,875, are being recommended for funding to the City Council.**

FY19 BUDGET	
CPA REVENUE	FY19
LOCAL SURCHARGE	\$1,022,000
STATE MATCH	\$106,000
EXPENDITURES	
PROGRAM ADMINISTRATION (5% of estimated revenue)	-\$56,400
TOTAL	\$1,071,600

FY 19 CPA FUND ACCOUNTS	
OPEN SPACE/RECREATION RESERVE	\$112,800
HISTORIC RESOURCES RESERVE	\$112,800
COMMUNITY HOUSING RESERVE (FY18 & FY19 funds)*	\$409,141
UNRESTRICTED BUDGETED RESERVE	\$733,200
FUND BALANCE (FY18 rollover of underestimated revenue)	\$180,080
TOTAL	\$1,548,021

FY19 AVAILABLE FUNDING

In the FY 18 application cycle, the CPC did not receive proposals for Community Housing; therefore, the FY18 Community Housing Reserve was not included in the available funding for FY18 and rolled over into FY19 reserves. *This total is reflected in the chart above.

In FY19, the City had **\$1,548,021** available for appropriation to proposals in the Open Space/Recreation and Historic Resources categories.

CPA FUNDING RECOMMENDATIONS

In September 2018, the CPC received thirty-five (35) Step 1 Eligibility Determination Form Applications to be considered for funding. Several of those projects were determined not to be eligible for CPA funding, and several chose not to submit a Step 2 Project Application. In November 2018, the CPC received twenty-five (25) Step 2 Applications for CPA funding, seeking a total of over \$3.9 million in funding for a variety of projects which would benefit the City.

In deciding how to allocate funds through a competitive application process, the CPC evaluated projects against the priorities established in the FY19 Community Preservation Plan and took into consideration other relevant factors such as the amount of funding available, the diversity of applicants, and the ability to fully or partially fund projects.

The CPC reviewed the project applications over the course of several months and held three public hearings in January 2019 at which the applicants presented their proposals to the CPC and the community as the meetings were filmed by New Bedford Cable Access.

At its February 26, 2019 meeting, the CPC voted to recommend to the City Council a total expenditure of \$1,547,875 in CPA funds for seventeen (17) projects. The CPC determined, among other factors, that the recommended projects met the goals expressed in the Community Preservation Plan, provided a public benefit, addressed a critical need, were shovel-ready, and demonstrated the ability to leverage non-CPA funds.

Due to a funding deficit, the CPC was unable to fund all the submitted projects in FY19 and, based on lengthy and thoughtful deliberations, passed over seven (7) projects, inviting the applicants to resubmit in a future funding round. One (1) application was withdrawn from consideration prior to the final CPC vote. If approved by the City Council, all projects must enter into a Grant Agreement with the City and submit regular progress and budget reports. Additional specific conditions are listed as applicable to each project.

CPA FY19 PROJECT FUNDING RECOMMENDATIONS

PROJECT #	HISTORIC PRESERVATION	FUNDING CATEGORY	AMOUNT
1	29 Seventh Street Rehabilitation	Historic Resources Reserve Fund	\$40,000
2	New Bedford Art Museum Gallery Expansion	Historic Resources Reserve Fund	\$40,000
3	New Bedford Fire Museum Rehabilitation	Historic Resources Reserve Fund	\$29,575
4	Gilbert Russell House Rehabilitation Assessment	Historic Resources Reserve Fund	\$3,225
		Budgeted Reserve Fund	\$6,775
5	First Baptist Community Theatre Rehabilitation	Budgeted Reserve Fund	\$65,000
6	Fort Taber Terreplein Study	Budgeted Reserve Fund	\$125,000
7	James Arnold Mansion Landscape Survey	Budgeted Reserve Fund	\$18,300
8	Mariner's Home Rehabilitation	Budgeted Reserve Fund	\$65,000
9	Rural Cemetery Gravestone Conservation	Budgeted Reserve Fund	\$50,000
10	Strand Theatre Restoration as Cape Verdean Cultural Center	Budgeted Reserve Fund	\$150,000
11	NB Whaling Museum Bourne & Wood Building Rehabilitation	Budgeted Reserve Fund	\$70,000
12	Zeiterion Theatre Marquee Project	Budgeted Reserve Fund	\$50,000
13	Butler Flats Lighthouse Rehabilitation	Fund Balance	\$180,000
		FY20 Estimated Revenues	\$70,000
RECREATION		FUNDING CATEGORY	AMOUNT
14	Sgt. Sean Gannon Memorial Playground	Open Space/Recreation Reserve	\$75,000
15	Southcoast Greenway Feasibility Study	Open Space/Recreation Reserve	\$10,000
16	Hazelwood Park Renovation Master Plan Completion	Open Space/Recreation Reserve	\$27,800
		Budgeted Reserve Fund	\$122,200
COMMUNITY HOUSING		FUNDING CATEGORY	AMOUNT
17	Capitol Theatre Restoration for Community Housing	Community Housing Fund	\$350,000
TOTAL FY 19 RECOMMENDED FUNDING			\$1,547,875

FY19 PROJECT RECOMMENDATION BREAKDOWN BY FUNDING CATEGORY

CPA CATEGORY	NUMBER OF PROJECTS	TOTAL CATEGORY AMOUNT
Community Housing	1	\$350,000
Historic Resources	13	\$962,875
Recreation	3	\$235,000

FY19 PROJECT RECOMMENDATION BREAKDOWN BY WARD

WARD	NUMBER OF PROJECTS	TOTAL RECOMMENDED
1	1	\$75,000
2	1	\$350,000
3	1	\$150,000
4	7	\$359,575
5	3	\$78,300
6	3	\$525,000
ALL	1	\$10,000

The project summaries describe the project proposals recommended for CPA funding in FY19.

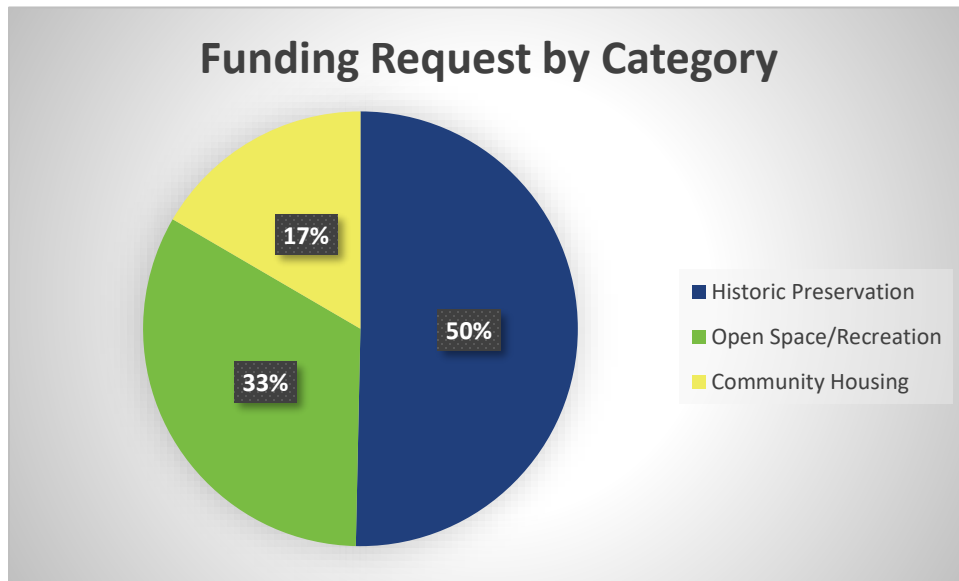
The full proposals can be found at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>

FY19 CPA BY THE NUMBERS

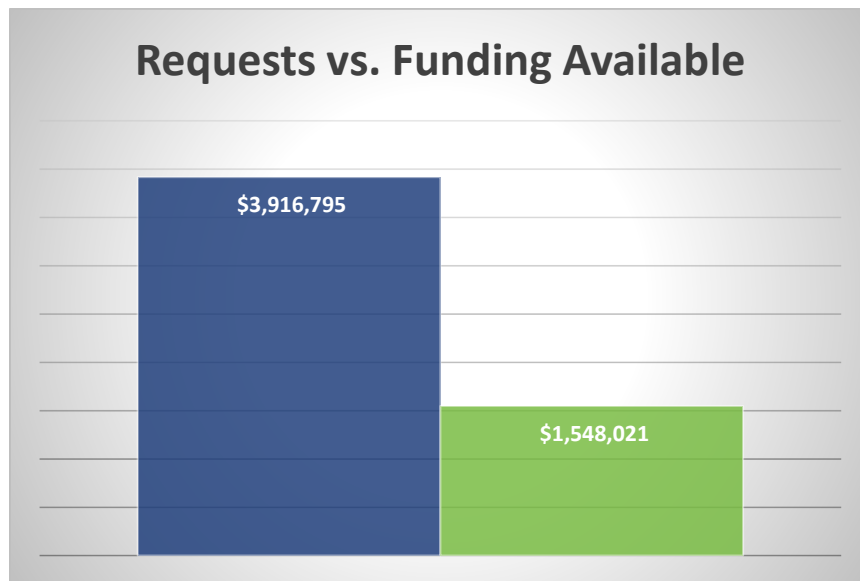
Public Engagement In 2018, the CPC held 1 public meeting and 1 technical workshop, at which combined, nearly 65 community members attended.

Applications The CPC received 35 Eligibility Determination Forms, leading to 25 Full Applications.

Project Requests	15 - Historic Preservation	\$1,971,673
	8 - Open Space/Recreation	\$1,295,122
	2 - Community Housing	<u>\$ 650,000</u>
	Overall funding requests totaled:	<i>\$3,916,795</i>



Funding Availability The City has ***\$1,548,021*** available for appropriations.



Funding Recommendations The CPC recommends 17 projects for a total expenditure of ***\$1,547,875***.



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740
Telephone: (508) 979.1488

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #1

PROJECT TITLE:	29 Seventh Street Rehabilitation		
PROJECT LOCATION:	29 Seventh Street		
APPLICANT /ORGANIZATION:	29 Seventh Street, LLC.		
FUNDING AMOUNT:	\$40,000	CPA CATEGORY:	Historic Preservation
		CITY WARD:	4

PROJECT DESCRIPTION

Located within the Abolition Row District, this rare Federal style home was once owned by whaling captain John H. Congdon. It is a long-term vacant, blighted property being rehabilitated through the Attorney General’s Receivership Program. The 29 Seventh Street, LLC. is seeking the funding to subsidize the *cost differential* of exterior materials which meet the Secretary of the Interior’s Standards for Rehabilitation in order to execute a full historic restoration. Upon completion, the property will have two housing units.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$40,000 from the Historic Resources Reserve Fund for the 29 Seventh Street Rehabilitation project for a grant to Seventh Street, LLC. in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This building is a significant historical resource and is part of the proposed Abolition Row 40C Local Historic District. The grant will allow 29 Seventh Street, LLC. to preserve the exterior according to The Secretary of the Interior Standards for Treatment of Historic Properties. This accurate rehabilitation will enhance Abolition Row while transforming an abandoned property in a historically significant neighborhood with national associations.

MEASURES OF SUCCESS

The success of the project will be measured by the historically accurate rehabilitation of the building which will contribute to the architectural richness of Abolition Row and the occupancy of an abandoned property.

FUNDING CONDITIONS

1. CPA funding will be used for exterior rehabilitation only.
2. The Grantee agrees to execute and record a Preservation Restriction on 29 Seventh Street.
3. The Grantee agrees to execute the proposed project complying with The Secretary of the Interior Standards for Treatment of Historic Properties, and to secure contractors who have demonstrated experience successfully completing projects to these Standards.
4. No disbursements of funds may occur until the project has received all necessary permitting and approvals.
5. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$ 44,450.12	\$ 44,450.12
2	Kevin Carter	\$	\$	\$	\$197,800	\$197,800
3	Marcus Ferro	\$	\$45,300	\$	\$	\$ 45,300
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$45,300	\$	\$242,20.12	\$287,550.12

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
 To: The Honorable City Council

PROJECT #2

PROJECT TITLE:	New Bedford Art Museum Gallery Expansion			
PROJECT LOCATION:	608 Pleasant Street			
APPLICANT /ORGANIZATION:	New Bedford Art Museum/ArtWorks!			
CO-APPLICANT	Department of Facilities & Fleet Management			
FUNDING AMOUNT:	\$40,000	CPA CATEGORY:	Historic Preservation	CITY WARD: 4

PROJECT DESCRIPTION

In partnership with the City, the Board of the New Bedford Art Museum/Artworks! is undertaking a multi-year project to renovate the second floor of the Anthony S. Catojo, Jr. Building. This project will create gallery space for permanent exhibition space for various exhibits including the City’s art collection currently stored at the New Bedford Free Public Library. This phase includes the creation of architectural plans, bid documents, and cost estimates for the renovation.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$40,000 from the Historic Resources Reserve Fund for the New Bedford Art Museum Gallery Expansion project for a grant to the New Bedford Art Museum/Artworks! and the City of New Bedford Department of Facilities and Fleet Management in accordance with the terms and conditions of the Community Preservation Municipal Project Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project will enhance the City’s Art Collection by providing a secure venue with environmental controls appropriate for the preservation of art and objects of cultural and historical value. The rehabilitation of the second floor will include the refinishing of original walls and floors.

MEASURES OF SUCCESS

The success of this project will be measured by the development of hard products in the form of reports and drawings to include:

1. A building code analysis of the museum building
2. Plans and drawings of the finalized design concept
3. Detailed cost estimates for construction

FUNDING CONDITIONS

1. CPA funding will be used for design, architectural plans, bid documents, and cost estimates only.
2. The Grantee agrees to work collaboratively with the City of New Bedford Department of Facilities and Fleet Management and follow all procurement policies.
3. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$ 40,000	\$	\$	\$40,000
2	Wicked Cool Places	\$	\$10,000	\$	\$	\$10,000
3	MCC Cultural Facilities Fund	\$	\$35,000	\$	\$	\$35,000
4	Private & City of NB MCC Match	\$	\$25,000	\$	\$	\$25,000
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$110,000	\$	\$	\$110,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #3

PROJECT TITLE:	New Bedford Fire Museum Lighting Replacement and Repair		
PROJECT LOCATION:	51 Bedford Street		
APPLICANT /ORGANIZATION:	New Bedford New Bedford Fire Museum, Inc.		
CO-APPLICANT	Department of Facilities and Fleet Management		
FUNDING AMOUNT:	\$29,575	CPA CATEGORY:	Historic Preservation
		CITY WARD:	4

PROJECT DESCRIPTION

In partnership with the City, the New Bedford Fire Museum, Inc. proposes to bring the museum's electrical system up to current code compliance. This project will address power deficiencies, lighting issues, and system needs in a City owned building while enhancing the Museum's ability to serve as a historic repository for the Fire Department. This property is listed on the National Register of Historic Places.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$29,575 from the Historic Resources Reserve Fund for the New Bedford Fire Museum Lighting Replacement and Repair project for a grant to the New Bedford Fire Museum, Inc. and the City of New Bedford Department of Facilities and Fleet Management in accordance with the terms and conditions of the Community Preservation Municipal Project Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project will enhance a city owned, historic property to ensure the physical and occupant safety while bringing the electrical system up to code. This project falls within the historic preservation category.

MEASURES OF SUCCESS

The success of this project will be measured by the electrical system being brought up to current code ensuring the safety of volunteers and visitors.

FUNDING CONDITIONS

1. CPA funding will be used to upgrade the electrical system to current code requirements.
2. The Grantee agrees to work collaboratively with the City of New Bedford Department of Facilities and Fleet Management and follow all procurement policies.
3. No disbursements of funds may occur until the project has received all necessary permitting and approvals.
4. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$	\$29,575
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$29,575
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #4

PROJECT TITLE:	Gilbert Russell House Rehabilitation		
PROJECT LOCATION:	405 County Street		
APPLICANT /ORGANIZATION:	New Bedford Women’s Center, Inc.		
FUNDING AMOUNT:	\$10,000	CPA CATEGORY:	Historic Preservation
		CITY WARD:	5

PROJECT DESCRIPTION

The Gilbert Russell House serves as the headquarters for The Women’s Center and is located in the County Street Historic District. This project will address the exterior preservation and restoration of the building in keeping with The Secretary of the Interior Standards for Treatment of Historic Properties. Funding will be used to fund an exterior building envelope assessment.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$3,225 from the Historic Resources Reserve Fund and \$6,775 from the Budgeted Reserve Fund for the Gilbert Russell House Rehabilitation project for a grant to New Bedford Women’s Center, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The Gilbert Russell House is one of the oldest properties in the City and is associated with Joseph Russell; the founding father of Bedford Village. This project is the first step in the historic preservation of this building, so it can continue to be an example of New Bedford’s unique history and significant architecture.

MEASURES OF SUCCESS

The success of this project will be measured by the development of an exterior envelope assessment to inform the next steps of the building’s restoration.

FUNDING CONDITIONS

1. CPA funding will be used for an exterior envelope assessment only.
2. The Grantee agrees to execute and record a Preservation Restriction on 405 County Street.
3. The Grantee agrees to execute the project complying with The Secretary of the Interior Standards for Treatment of Historic Properties, and to secure contractors who have demonstrated experience successfully completing projects to these Standards.
4. No disbursements of funds may occur until the project has received all necessary permitting and approvals.
5. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$195,000	\$195,000
2	Women's Center	\$	\$25,000	\$	\$	\$25,000
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$25,000	\$	\$195,000	\$220,000

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #5

PROJECT TITLE:	First Baptist Community Theater Rehabilitation		
PROJECT LOCATION:	149 William Street		
APPLICANT /ORGANIZATION:	Your Theatre, Inc.		
CO-APPLICANT	WHALE, Inc.		
FUNDING AMOUNT:	\$65,000	CPA CATEGORY:	Historic Preservation
		CITY WARD:	4

PROJECT DESCRIPTION

First Baptist Church, built in 1829, is the birthplace of *Robert's Rules of Order* and was named a National Treasure by the National Trust for Historic Preservation. It is also listed on the National Register of Historic Places. Once renovated, the Church will be the home to Your Theatre, Inc. as well as community partners. This adaptive re-use of the church will serve as a catalyst for change in the Upper William Street area. The proposed project is handicap accessible restrooms. All work will comply with The Secretary of the Interior Standards for Treatment of Historic Properties.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$65,000 from the Budgeted Reserve Fund for the First Baptist Community Theatre Rehabilitation project for a grant to Your Theatre, Inc. and WHALE, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

In the Community Preservation Plan, the project meets the urgent need criteria, is a catalyst for transformative change for that area of downtown and is an adaptive re-use project.

MEASURES OF SUCCESS

The success of the project will be measured by the historically accurate rehabilitation of the building which will contribute to the architectural richness of Upper William Street and downtown, providing a home to Your Theatre, Inc. and other non-profit art organizations.

FUNDING CONDITIONS

1. CPA funding will be used for construction of handicap accessible restrooms only.
2. The Grantees agree to execute the proposed project complying with The Secretary of the Interior Standards for Treatment of Historic Properties, and to secure contractors who have demonstrated experience successfully completing projects to these Standards.
3. No disbursements of funds may occur until the project has received all necessary permitting and approvals.
4. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$150,000	\$150,000
2	New Bedford CPA FY18 Grant	\$	\$	\$	\$275,500	\$275,000
3	CDBG	\$	\$	\$	\$100,000	\$100,000
4	Mass Historic Commission	\$	\$	\$	\$375,000	\$375,000
5	Cultural Facilities Fund	\$	\$	\$	\$150,000	\$150,000
6	Foundations, YTI, Donations	\$	\$191,500	\$150,000	\$248,500	\$590,500
TOTAL PROJECT COSTS		\$	\$191,500	\$150,000	\$1,299,000	\$1,641,500
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #6

PROJECT TITLE:	Fort Taber/Rodman Terreplein Study			
PROJECT LOCATION:	Fort Taber Park, South Rodney French Boulevard			
APPLICANT /ORGANIZATION:	Department of Parks, Recreation and Beaches			
FUNDING AMOUNT:	\$125,000	CPA CATEGORY:	Historic Preservation	CITY WARD: 6

PROJECT DESCRIPTION

Fort Rodman is a two-tier, seven-sided granite fort constructed in 1857-1871. The fort and surrounding land have a history from the Civil War era to present and it is listed on the National Register of Historic Places as a Historic District. The Fort is currently not accessible to the public due to structural safety concerns. The proposed project is to create detailed design-bid-build construction drawings of the earthen (terreplein) roof to delineate the scope of work and cost estimate for repairs. These documents will allow the City to solicit funding and go out to bid for a professional company to address the structural concerns. The long-term goal is to open the fort for guided tours and other tourist activities as well a community events, similar to Fort Adams in Newport, RI.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$125,000 from the Budgeted Reserve Fund for the Fort Taber Terreplein Study project for a grant to the City of New Bedford Department of Parks, Recreation, and Beaches, in accordance with the terms and conditions of the Community Preservation Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The fort is a significant, national historical resource and is a desirable attraction to history buffs, residents, and tourists. These funds will allow the City to begin the process of rehabilitating and preserving the fort.

MEASURES OF SUCCESS

The success of this project will be measured by the successful development of detailed design-bid-build construction drawings.

FUNDING CONDITIONS

1. CPA funding will be used for development of detailed design-bid-build construction drawings.
2. The Grantees agree to execute the proposed project complying with The Secretary of the Interior Standards for Treatment of Historic Properties, and to secure contractors who have demonstrated experience successfully completing projects to these Standards.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$ 125,000	\$	\$	\$125,000
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$125,000	\$	\$	\$125,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #7

PROJECT TITLE:	James Arnold Mansion Landscape Survey			
PROJECT LOCATION:	427 County Street			
APPLICANT /ORGANIZATION:	James Arnold Mansion, Inc.			
FUNDING AMOUNT:	\$18,300	CPA CATEGORY:	Historic Preservation	CITY WARD: 5

PROJECT DESCRIPTION

The James Arnold Mansion, Inc. was established to preserve, restore, rehabilitate, and maintain the James Arnold Mansion and grounds as a historic house and garden museum. In the absence of historical documents, this project will provide historical information about the original, 19th century gardens through a topographic survey and a ground penetrating radar survey. With this information, the rehabilitation and design of the gardens will reflect the character and intent of the original grounds, the site of the original Arnold Arboretum. The Arnold family opened their gardens to the public and it is the James Arnold Mansion’s intention to make the restored gardens open to the public once again.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$18,3000 from the Budgeted Reserve Fund for the James Arnold Mansion Landscape Survey project for a grant to James Arnold Mansion, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The documentation of historic site conditions at the James Arnold Mansion supports the reuse of historic properties by establishing an accurate baseline. This information will form the next steps in the rehabilitation and preservation of the gardens. It is also consistent with the priority of protecting, preserving, enhancing, and/or rehabilitating historic, cultural, architectural, or archaeological resources of significance.

MEASURES OF SUCCESS

The success of this project will be the timely production and delivery of accurate physical survey documents.

FUNDING CONDITIONS

1. CPA funding will be used for land surveys only.
2. No disbursements of funds may occur until the project has received all necessary permitting and approvals.
3. The Grantee agrees to execute the project utilizing professionals who meet The Secretary of the Interior’s Historic Professional Qualification Standards for Historic Preservation, and who have demonstrated experience successfully completing comparable projects to these Standards.
4. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$18,300	\$	\$	\$	\$18,300
2	JAMI Funds	\$1,000	\$	\$	\$	\$1,000
3	Other funds TBD	\$1,800	\$	\$	\$	\$1,800
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$21,100	\$	\$	\$	\$21,100
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740
Telephone: (508) 979.1488

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #8

PROJECT TITLE:	Mariner's Home Rehabilitation			
PROJECT LOCATION:	15 Johnny Cake Hill			
APPLICANT /ORGANIZATION:	New Bedford Port Society			
FUNDING AMOUNT:	\$65,000	CPA CATEGORY:	Historic Preservation	CITY WARD: 4

PROJECT DESCRIPTION

Built in 1787, the Mariner's Home is in the New Bedford Whaling National Historical Park and is one of the oldest standing structures in New Bedford. This project will restore the home's four chimneys which will improve the structural stability of the home while maintaining the historic integrity.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$65,000 from the Budgeted Reserve Fund for the Mariner's Home Rehabilitation project for a grant to New Bedford Port Society in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The Mariner's Home is one of the most significant historic buildings in New Bedford. The continued preservation of this iconic landmark will allow its continued service to the community as an educational and interpretive resource.

MEASURES OF SUCCESS

The success of this project will be the historically accurate restoration of the Mariner's Home four chimneys.

FUNDING CONDITIONS

1. CPA funding will be used for chimney restoration only.
2. The Grantee agrees to execute the proposed project complying with The Secretary of the Interior Standards for Treatment of Historic Properties, and to secure contractors who have demonstrated experience successfully completing projects to these Standards.
3. No disbursements of funds may occur until the project has received all necessary permitting and approvals.
4. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$77,100	\$77,100
2	Existing Port Society Funds	\$	\$10,000	\$	\$15,000	\$25,000
3	Atkinson Bequest	\$	\$22,800	\$	\$21,200	\$44,000
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$32,800	\$	\$113,300	\$146,100
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #9

PROJECT TITLE:	Rural Cemetery Gravestone Conservation		
PROJECT LOCATION:	Rural Cemetery		
APPLICANT /ORGANIZATION:	New Bedford Preservation Society		
CO-APPLICANT:	Department of Public Infrastructure		
FUNDING AMOUNT:	\$50,000	CPA CATEGORY:	Historic Preservation
		CITY WARD:	5

PROJECT DESCRIPTION

Founded in 1837, Rural Cemetery is the fifth oldest such cemetery in the United States. It is listed in the National Register. It is the final resting place of many of New Bedford’s wealthiest, most renowned, and most accomplished citizens including landscape painters Albert Pinkham Ryder and Albert Bierstadt; abolitionist Daniel Drayton; and the graves of many of the city’s African-American population. This project will begin the conservation and restoration work of the gravestone markers identified as priority and safety hazards in the 2017 grant funded Conservation Plan.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 6-0, with one (1) abstention, the Community Preservation Committee recommended appropriating \$50,000 from the Budgeted Reserve Fund for the Rural Cemetery Gravestone Conservation project for a grant to the New Bedford Preservation Society and the City of New Bedford Department of Public Infrastructure in accordance with the terms and conditions of the Community Preservation Municipal Project Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The project meets several of the needs detailed in the Community Preservation Plan for FY19. This historic cemetery is in need of preservation of hundreds of stones due to deferred maintenance, weather, and vandalism. The plan’s goal to protect, preserve, enhance, restore, and/or rehabilitate historic resources of significance, especially those that are endangered in their survival, particularly historic burial grounds, will be met by this project. In addition, this project has the potential to benefit the community at large in terms of aesthetic contribution, historical value, social/cultural value, and economic development through tourism focused on New Bedford’s history and genealogical studies.

MEASURES OF SUCCESS

The success of this project will be measured by the restoration of gravestones in a manner consistent with The Secretary of the Interior’s Guidelines for the Treatment of Cultural Landscapes.

FUNDING CONDITIONS

1. CPA funding will be used to restore Rural Cemetery gravestones.
2. The Grantee agrees to work collaboratively with the City of New Bedford Department of Public Infrastructure and follow all procurement policies.
3. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$ 500	\$	\$99,500	\$100,000
2	MHC-MPPF Grant	\$	\$	\$	\$60,000	\$60,000
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$500	\$	\$159,500	\$160,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



City of New Bedford

COMMUNITY PRESERVATION COMMITTEE

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JONATHAN F. MITCHELL

MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #10

PROJECT TITLE:	Strand Theatre Restoration as Cape Verdean Cultural Center		
PROJECT LOCATION:	1157 Acushnet Avenue		
APPLICANT /ORGANIZATION:	Cape Verdean Association of New Bedford		
CO-APPLICANT	WHALE, Inc.		
FUNDING AMOUNT:	\$150,000	CPA CATEGORY:	Historic Preservation
		CITY WARD:	3

PROJECT DESCRIPTION

The Cape Verdean Association of New Bedford purchased the Strand Theatre in 1992 with the intent to adapt its use as the Cape Verdean Cultural Center. Many improvements have been made to the exterior and interior. This project will entail a comprehensive exterior restoration.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$150,000 from the Budgeted Reserve Fund for the Strand Theatre Restoration as Cape Verdean Cultural Center project for a grant to Cape Verdean Association of New Bedford and WHALE, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

In combination with FY18 CPA funding, FY19 funding will fund the exterior rehabilitation of a historic resource at a prominent location, the entryway of *International Marketplace*, an area in need of brick and mortar investment. In addition, the project meets the CPA Plan goals as it is located at a pivotal or visually prominent site whose location is an indicator for the future well-being (or decline) of a neighborhood and has the potential to benefit the community at large in terms of environmental/aesthetic contribution, historical value, social/cultural value, or economic development

MEASURES OF SUCCESS

The success of this project will be measured by the exterior restoration of the Strand Theatre according to The Secretary of the Interior Standards for Treatment of Historic Properties; a listing of the building on the National Register of Historic Places; and contributing to the revitalization of the entry to the *International Marketplace*.

FUNDING CONDITIONS

1. CPA funding to be used for exterior rehabilitation only.
2. Grantee agrees to work collaboratively with the Waterfront Historic Area League (WHALE, Inc.)
3. Grantee agrees to execute the proposed project complying with The Secretary of the Interior Standards for Treatment of Historic Properties and secure contractors who have demonstrated experience successfully completing projects to these standards.
4. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
5. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$300,000	\$300,000
2	New Bedford CPA FY18 Grant	\$	\$	\$	\$50,000	\$50,000
2	MCC Cultural Facilities Fund	\$	\$110,000	\$	\$90,000	\$200,000
3	CDBG	\$	\$	\$	\$100,000	\$100,000
4	Fundraising-Private & Foundations	\$	\$	\$	\$220,000	\$220,000
5	State Historic Tax Credits	\$	\$	\$	\$240,000	\$240,000
TOTAL PROJECT COSTS		\$	\$110,000	\$	\$1,000,000	\$1,110,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



City of New Bedford

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JONATHAN F. MITCHELL

MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #11

PROJECT TITLE:	New Bedford Whaling Museum Bourne & Wood Buildings Rehabilitation		
PROJECT LOCATION:	18 Johnny Cake Hill		
APPLICANT /ORGANIZATION:	Old Dartmouth Historical Society		
FUNDING AMOUNT:	\$70,000	CPA CATEGORY	Budgeted Reserve
		CITY WARD:	4

PROJECT DESCRIPTION

Founded in 1903, the Whaling Museum is dedicated to telling the region's rich history. This project will restore the windows and wood trim of the Bourne Building and its distinctive cupola and the Wood Building annex. The restoration will be completed in compliance with The Secretary of the Interior Standards for Treatment of Historic Properties.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$70,000 from the Budgeted Reserve Fund for the New Bedford Whaling Museum Bourne and Wood Buildings Rehabilitation project for a grant to Old Dartmouth Historical Society in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project aligns with both general and category specific priorities within the plan. Both buildings are historic buildings with distinctive architectural merit. The scope of work will restore and preserve each and serve to protect the collections. Located at a pivotal site, the project benefits the community at large in terms of historical, social and cultural value.

MEASURES OF SUCCESS

The success of this project will be measured by the completion of the work according to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties; protection of the building and the collection from water and mold damage; energy savings for the buildings; and the care of a historic property within the New Bedford Whaling National Historical Park district.

FUNDING CONDITIONS

1. CPA funding to be used for exterior rehabilitation of Bourne and Wood Buildings only.
2. Grantee agrees to execute the proposed project complying with The Secretary of the Interior Standards for Treatment of Historic Properties and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
4. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$140,000	\$140,000
2	MHC MA Preservation Project Fund	\$	\$	\$	\$50,000	\$50,000
3	Henry Crapo Charitable Foundation	\$	\$	\$	\$25,000	\$25,000
4	NBWM Operating Funds	\$	\$25,000	\$	\$25,000	\$50,000
5	Private Donors	\$	\$	\$	\$42,435	\$42,435
TOTAL PROJECT COSTS		\$	\$25,000	\$	\$282,435	\$307,435

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #12

PROJECT TITLE:	Zeiterion Theatre Marquee Project		
PROJECT LOCATION:	684 Purchase Street		
APPLICANT /ORGANIZATION:	Zeiterion Theatre, Inc.		
CO-APPLICANT	Department of Fleet and Facilities Management		
FUNDING AMOUNT:	\$50,000	CPA CATEGORY	Historic Preservation
		CITY WARD:	4

PROJECT DESCRIPTION

In partnership with the City, the Zeiterion Performing Arts Center is seeking to return a historically appropriate marquee to the front of its building for the first time since the mid-20th century. The proposed scope of this project is the production and installation of the marquee. The marquee will feature a historically appropriate design combined with modern functionality that will further define and enhance the historical character of the theatre and the neighborhood.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$50,000 from the Budgeted Reserve Fund to the Zeiterion Theatre Marquee project for a grant to the Zeiterion Theatre, Inc. and the City of New Bedford Department of Fleet and Facilities Management in accordance with the terms and conditions of the Community Preservation Municipal Project Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project aligns with the CPA Plan as it will enhance and restore a significant and historical city-owned property listed on the State Register of Historic Places; address a long-standing need to identify The Z as a cultural destination; transform the downtown area by illuminating the neighborhood; and will act as a beacon of culture and drive economic development.

MEASURES OF SUCCESS

The success of this project will be measured by the return of the façade of The Z to its' former grandeur, enhancing the historical character of the building and neighborhood, adding both light and a sense of place to the block. Further measurements include increased participation in Z programming; reduced location confusion; increased foot traffic on Purchase Street, south of Union Street; and improved perception of the city by the visitors, tourists, and residents.

FUNDING CONDITIONS

1. CPA funding will be used for production and installation of the marquee only.
2. Grantee agrees to execute the proposed project complying with The Secretary of the Interior Standards for Treatment of Historic Properties and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. The Grantee agrees to work collaboratively with the City of New Bedford Department of Facilities and Fleet Management and follow all procurement policies.
4. Other conditions as deemed necessary and defined within the Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA-REQUESTED	\$	\$	\$	\$100,000	\$100,000
2	New Bedford FY18 CPA Funds	\$49,524	\$	\$	\$	\$49,524
3	MCC Cultural Facilities Fund	\$	\$	\$	\$100,000	\$100,000
4	Private Philanthropy	\$	\$	\$	\$118,053	\$118,053
5	Corporate/Foundation Philanthropy	\$	\$	\$	\$300,000	\$300,000
TOTAL PROJECT COSTS		\$49,524	\$	\$	\$618,053	\$667,577
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



City of New Bedford

COMMUNITY PRESERVATION COMMITTEE

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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #13

PROJECT TITLE:	Butler Flats Lighthouse Preservation		
PROJECT LOCATION:	New Bedford Harbor 41.6038°N, 70.8945°W		
APPLICANT /ORGANIZATION:	Mass Light, LTD.		
FUNDING AMOUNT:	\$250,000	CPA CATEGORY:	Historic Preservation
		CITY WARD:	6

PROJECT DESCRIPTION

This project involves the first phase of the preservation plan for the iconic Butler Flats Lighthouse, one of three historic New Bedford lighthouses. Designed by the engineer who oversaw the construction of the Statue of Liberty foundation, it was completed in 1898 and is on the National Register of Historic Places. It serves as an important landmark for mariners and appears in many City marketing materials, serving as one of the iconic images of New Bedford. Phase one's goal is to stabilize and repair the caisson base and concrete deck of the lighthouse; the necessary first step in the larger project of preserving the lighthouse and restoring to operation.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$180,000 from the Fund Balance and \$70,000 from FY20 Estimated Revenues for the Butler Flats Lighthouse Preservation project for a grant to Mass Light, LTD. in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The Butler Flats Lighthouse is specifically mentioned in the CPA Plan among the City's historic resources. Rehabilitation will benefit the active marine economy by sustaining a navigational aid that has operated for 120 years. A restored lighthouse will promote tourism, created a more attractive landscape for tourists and residents, and potentially serve educational and research purposes with various community educational organizations.

MEASURES OF SUCCESS

The success of this project will be measured by the monitoring the compliance with the National Historic Lighthouse Preservation Act of 2000 (54 U.S.C. 35101) an amendment to the National Historic Preservation Act of 1966, and conformance to the Historic Lighthouse Preservation Handbook, and by comparing the condition of the rehabilitated lighthouse to the excellent condition in which it stood at the time of re-lighting during its Centennial celebration in 1998 and to the condition of other restored and rehabilitated lighthouses in the region.

FUNDING CONDITIONS

1. CPA funding to be used for caisson and deck repairs and stabilization only.
2. Grantee agrees to execute the proposed project complying with the National Historic Lighthouse Preservation Act of 2000 (54 U.S.C. 35101), an amendment to the National Historic Preservation Act of 1966.
3. Grantee agrees to execute the proposed project complying with The Secretary of the Interior's Standards for Treatment of Historic Properties and secure contractors who have demonstrated experience successfully completing projects to these standards.
4. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
5. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$342,248	\$342,248
2	Mass Light, LTD.	\$	\$51,266	\$80,000	\$	\$131,266
3	Rincon Etal Investments, Inc.	\$	\$15,000	\$	\$	\$15,000
4		\$	\$	\$	\$	\$
5	*additional legal and travel expense	\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$66,266	\$80,000	\$342,248	\$488,514*

* *Soft costs include design, professional services, permitting fees, closing costs, legal, etc.*
 ** *Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.*

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



City of New Bedford

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JONATHAN F. MITCHELL

MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #14

PROJECT TITLE:	Sgt. Sean Gannon Memorial Playground		
PROJECT LOCATION:	145 Essex Street – Elwyn Campbell Elementary School		
APPLICANT /ORGANIZATION:	Sgt. Sean Gannon Memorial Playground Committee		
CO-APPLICANT	City of New Bedford School Department		
FUNDING AMOUNT:	\$75,000	CPA CATEGORY:	Recreation
		CITY WARD:	1

PROJECT DESCRIPTION

In partnership with the School Department and the Sgt. Sean Gannon Memorial Playground Committee, this playground will be built on the grounds of the Elwyn Campbell Elementary School. This project will provide an area in which children can exercise and have fun while stimulating their imagination and challenging them physically. The playground will be handicapped accessible and provide specific equipment for children with disabilities. The playground will fill a need for a facility in that area while also memorializing a city native, Sgt. Sean Gannon, who was killed in the line of duty in 2018.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$75,000 from the Open Space/Recreation Fund for the Sgt. Sean Gannon Memorial Playground project for a grant to the Sgt. Sean Gannon Memorial Playground Committee and the City of New Bedford School Department in accordance with the terms and conditions of the Community Preservation Municipal Project Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project would create a playground in an area of the city with limited access to such facilities. There are many low-income housing developments in the area whose residents would be able to utilize the playground. In addition, it would add handicap accessible playground to the community and serve as the playground for the Elwyn Campbell School which currently lacks a playground. Playgrounds are specifically listed in the CPA Plan as a focus of active recreation.

MEASURES OF SUCCESS

The success of this project will be measured by the number of children using of the playground; both the Campbell School students as well as neighborhood residents.

FUNDING CONDITIONS

1. CPA funding will be used for purchase of playground equipment and amenities only.
2. The Grantee agrees to work collaboratively with the City of New Bedford School Department and follow all procurement policies.
3. Other conditions as deemed necessary and defined within the Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSE				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$100,000	\$100,000
2	Go Fund Me	\$	\$	\$	\$2,185	\$2,185
3	Private Donations	\$	\$	\$	\$36,330	\$36,330
4	Fundraising	\$	\$	\$	\$33,086	\$33,086
5	Charitable Foundations	\$	\$	\$	\$30,000	\$30,000
TOTAL PROJECT COSTS		\$	\$	\$	\$201,601	\$201,601
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

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COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #15

PROJECT TITLE:	South Coast Greenway Feasibility Study – New Bedford Portion		
PROJECT LOCATION:	Municipalities of New Bedford, Dartmouth, and Westport		
APPLICANT /ORGANIZATION:	South Coast Bikeway Alliance		
CO-APPLICANT	Department of Public Infrastructure		
FUNDING AMOUNT:	\$10,000	CPA CATEGORY:	Open Space/Recreation
		CITY WARD:	ALL

PROJECT DESCRIPTION

This project would provide funding for a feasibility study to connect New Bedford to the South Coast Greenway, to points east and west via a bike/walking route. CPA funds have been awarded to the study by both the Dartmouth and Westport CPCs. This study will evaluate route options, identify conflicts, estimate approximate costs, and propose potential funding sources for the route.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$10,000 from the Open Space/Recreation Fund for the South Coast Greenway Feasibility Study project for a grant to the South Coast Bikeway Alliance and the City of New Bedford Department of Public Infrastructure in accordance with the terms and conditions of the Community Preservation Municipal Project Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project will advance the first goal of the New Bedford Open Space and Recreation Plan – to expand outdoor recreational and open space opportunities for all New Bedford residents, regardless of age or ability, by adding to the city-wide multi-use trail system

MEASURES OF SUCCESS

The success of this project will be measured by the timeline delivery of a detailed assessment of the trail options proposed for New Bedford, Dartmouth, and Westport.

FUNDING CONDITIONS

1. CPA funding will be used for feasibility study only.
2. The Grantee agrees to work collaboratively with the Department of Public Infrastructure and follow all procurement policies.
3. Other conditions as deemed necessary and defined within the Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSE				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$10,000	\$	\$	\$	\$10,000
2	Dartmouth CPA	\$10,000	\$	\$	\$	\$10,000
3	Westport CPA	\$10,000	\$	\$	\$	\$10,000
4	Pedal for Path Fundraiser	\$2,000	\$	\$	\$	\$2,000
5	TBD	\$13,000	\$	\$	\$	\$13,000
TOTAL PROJECT COSTS		\$45,000	\$	\$	\$	\$45,000

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740
Telephone: (508) 979.1488

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #16

PROJECT TITLE:	Hazelwood Park Renovation Master Plan Completion		
PROJECT LOCATION:	Brock Avenue		
APPLICANT /ORGANIZATION:	Department of Parks, Recreation, and Beaches		
FUNDING AMOUNT:	\$150,00	CPA CATEGORY:	Open Space/Recreation
		CITY WARD:	6

PROJECT DESCRIPTION

Hazelwood Park is a 23-acre park in the South End. The Master Plan was created in 2016 with elements completed since its inception. This project would complete elements of the Master Plan including the restoration and renovation of the bowling green.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$27,800 from the Open Space/Recreation Fund and \$122,000 from the Budgeted Reserve Fund for the Hazelwood Park Renovation Master Plan project for a grant to City of New Bedford Department of Parks, Recreation, and Beaches in accordance with the terms and conditions of the Community Preservation Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project meets the CPA recreation criteria for non-commercial youth and adult sports, and the use of the land as a park, playground, or athletic field.

MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the project in a timely manner and on budget. It will also be measured by the use of the bowling green by amateur competitive leagues from the northeast.

FUNDING CONDITIONS

1. CPA Funds can be used for the restoration and renovation of the bowling green only.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$378,565	\$378,565
2	Other funders for bowling green	\$	\$	\$	\$100,000	\$100,000
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$478,565	\$478,565

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>



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COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

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JONATHAN F. MITCHELL

MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION

Date: March 25, 2019
To: The Honorable City Council

PROJECT #17

PROJECT TITLE:	Capitol Theater Restoration for Affordable Housing			
PROJECT LOCATION:	1481 and 1400 Acushnet Avenue			
APPLICANT /ORGANIZATION:	Community Economic Development Center			
CO-APPLICANT	WHALE, Inc.			
FUNDING AMOUNT:	\$350,000	CPA CATEGORY:	Community Housing	CITY WARD: 2

PROJECT DESCRIPTION

The Capitol Theater project is the transformative restoration of the 1920 Classical Revival film theater into five (5) units of affordable, artist-based housing and a community health and welfare center for the Community Economic Development Center (CEDC). The requested funds are for the time-sensitive acquisition of the property.

RECOMMENDED FUNDING

On February 26, 2019, by a vote of 7-0, the Community Preservation Committee recommended appropriating \$350,000 from the Community Housing Fund for the Capitol Theater Restoration for Affordable Housing project for a grant to Community Economic Development Center and WHALE, Inc. in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project meets the urgent need criteria, is a catalyst for transformative change in that area, and is an adaptive re-use project. It is in a prominent site on Acushnet Avenue and will assist in providing the Avenue with more foot traffic and an improved streetscape in addition to affordable housing.

MEASURES OF SUCCESS

The success of this project will be measured by the creation of five (5) workforce apartments, the restoration of the property to fully lease the apartments, office and retail space, and bring transformative change to this area of the city.

FUNDING CONDITIONS

1. CPA funds are to be used for the acquisition of the property located at 1418 and 1440 Acushnet Avenue.
2. The Grantee agrees to execute and record a Preservation Restriction and an Affordable Housing Restriction on 1481 and 1400 Acushnet Avenue.
3. Grantee agrees to execute the proposed project complying with the Secretary of the Interior’s Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
4. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
5. Other conditions as deemed necessary and defined within the Grant Agreement with the City.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSE				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$ 400,000	\$	\$400,000
2	State Historic Tax Credits	\$	\$	\$	\$753,582	\$753,582
3	Federal & New Market Tax Credits	\$	\$	\$	\$2,600,000	\$2,600,000
4	HOME funds	\$	\$	\$	\$300,000	\$300,000
5	Owner Mortgage	\$	\$550,000	\$	\$396,418	\$946,418
TOTAL PROJECT COSTS		\$	\$550,000	\$400,000	\$4,050,000	\$5,000,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full proposal is available at: <http://www.newbedford-ma.gov/planning/cpa-fy19-project-applications/>

FY19 CPC RECOMMENDED PROJECTS



City of New Bedford, Massachusetts
Department of Planning, Housing and Community Development (DPHCD)

Community Preservation Committee - Project Locations

- | | |
|---|---|
| 1. 29 Seventh Street Rehabilitation | 10. Strand Theatre Restoration |
| 2. New Bedford Art Museum Gallery Expansion | 11. New Bedford Whaling Museum Rehabilitation |
| 3. New Bedford Fire Museum Rehabilitation | 12. Zeiterion Theatre Marquee Project |
| 4. Gilbert Russell House Rehabilitation | 13. Butler Flats Lighthouse Rehabilitation |
| 5. First Baptist Community Theatre Rehabilitation | 14. Sgt. Gannon Memorial Playground |
| 6. Fort Taber Terreplein Study | 15. Southcoast Greenway Feasibility Study |
| 7. James Arnold Mansion Landscape Survey | 16. Hazelwood Park Renovation |
| 8. Mariner's Home Rehabilitation | 17. Capitol Theatre Restoration for Community Housing |
| 9. Rural Cemetery Gravestone Conservation | |



FY19 CPA SUBMITTED APPLICATIONS WITH CPC FUNDING RECOMMENDATIONS

PROJECT	APPLICANT	REQUEST	CPC RECOMMENDATION	CPA CATEGORY
29 Seventh Street Rehabilitation	29 th Street, LLC.	\$44,450.12	\$40,000	Historic Preservation
Butler Flats Lighthouse Preservation Project	Mass Light, LTD	\$342,248	\$250,000	Historic Preservation
Capitol Theatre Restoration for Community Housing	CEDC/WHALE	\$400,000	\$350,000	Housing/Historic Preservation
First Baptist Community Theatre Rehabilitation	Your Theatre, Inc/WHALE	\$150,000	\$65,000	Historic Preservation
Fort Taber Terreplein Study	Department of Parks Recreation & Beaches	\$125,000	\$125,000	Historic Preservation
Gilbert Russell House Rehabilitation Assessment	New Bedford Women's Center	\$195,000	\$10,000	Historic Preservation
Hazelwood Park Renovation Master Plan Completion	Department of Parks Recreation & Beaches	\$378,565	\$150,000	Recreation
James Arnold Mansion Landscape Surveys	James Arnold Mansion, Inc.	\$18,300	\$18,300	Historic Preservation
Mariner's Home Rehabilitation	New Bedford Port Society	\$77,100	\$65,000	Historic Preservation
New Bedford Art Museum Gallery Expansion	New Bedford Art Museum/ArtWorks! / DFFM	\$40,000	\$40,000	Historic Preservation
New Bedford Fire Museum Rehabilitation	New Bedford Fire Museum/DFFM	\$29,575	\$29,575	Historic Preservation
New Bedford Whaling Museum Bourne & Wood Building Rehabilitation	Old Dartmouth Historical Society	\$140,000	\$70,000	Historic Preservation
Rural Cemetery Gravestone Conservation	New Bedford Preservation Society/Department of Public Infrastructure	\$100,000	\$50,000	Historic Preservation
Sgt. Sean Gannon Memorial Playground	Sgt. Sean Gannon Memorial Playground Committee/ School Department	\$100,000	\$75,000	Recreation
Southcoast Greenway Feasibility Study	South Coast Bikeway Alliance/DPI	\$10,000	\$10,000	Recreation
Strand Theatre Restoration as Cape Verdean Cultural Center	Cape Verdean Association of New Bedford/WHALE	\$300,000	\$150,000	Historic Preservation
Zeiterion Theatre Marquee	Zeiterion Theatre, Inc./DFFM	\$100,000	\$50,000	Historic Preservation
117 Union Street	117 Union Street, LLC	\$250,000	0	Housing
Brooklawn Park	Department of Parks Recreation & Beaches	\$113,713	0	Recreation
Buttonwood Parking Lot	Department of Parks Recreation & Beaches	\$180,000	0	Open Space/Recreation
Buttonwood Trails	Friends of Buttonwood Park/DPR&B	\$90,900	0	Recreation
Island Park	Cape Verdean Association of New Bedford/WHALE	\$150,000	0	Recreation
James Arnold Mansion Phase 2	James Arnold Mansion, Inc.	\$60,000	0	Historic Preservation
Moby Dick Restoration	128 Union Street, LLC	\$250,000	0	Historic Preservation
Sassaquin Pond "Jellyfish" Filtration System	Sassaquin Betterment Alliance/DPI	WITHDRAWN	0	Open Space