

Clerk of Committees

#1



City of New Bedford
Department of City Planning

133 William Street · Room 303 · New Bedford, Massachusetts 02740
Telephone: (508) 979.1488 · Facsimile: (508) 979.1576

MAYOR
JON MITCHELL

PLANNING DIRECTOR
TABITHA HARKIN

COMMUNITY PRESERVATION COMMITTEE

March 3, 2020

City Council President Joseph P. Lopes
Honorable Members of the City Council
133 William Street
New Bedford, MA 02740

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

On behalf of the Community Preservation Committee, I respectfully submit for your consideration the Community Preservation Committee's FY2020 Community Preservation Act Funding Recommendations.

Also provided for your reference is a binder containing hard copies of the FY2020 CPA Funding Applications, a flash drive with all application materials, and a copy of the FY2020 Community Preservation Plan. A PDF version of each application with all attachments can also be accessed on the CPC website <https://www.newbedford-ma.gov/planning/application-info/>.

If you have any questions regarding the applications or CPA, please call or email Jessica Bailey, Community Preservation Act Coordinator, at 508.979.1488 or Jessica.Bailey@NewBedford-MA.gov.

Sincerely,

Janine da Silva
Chair

Enclosure

IN CITY COUNCIL, March 12, 2020

Referred to the Committee on Finance.

Dennis W. Farias, City Clerk

a true copy attest:

City Clerk

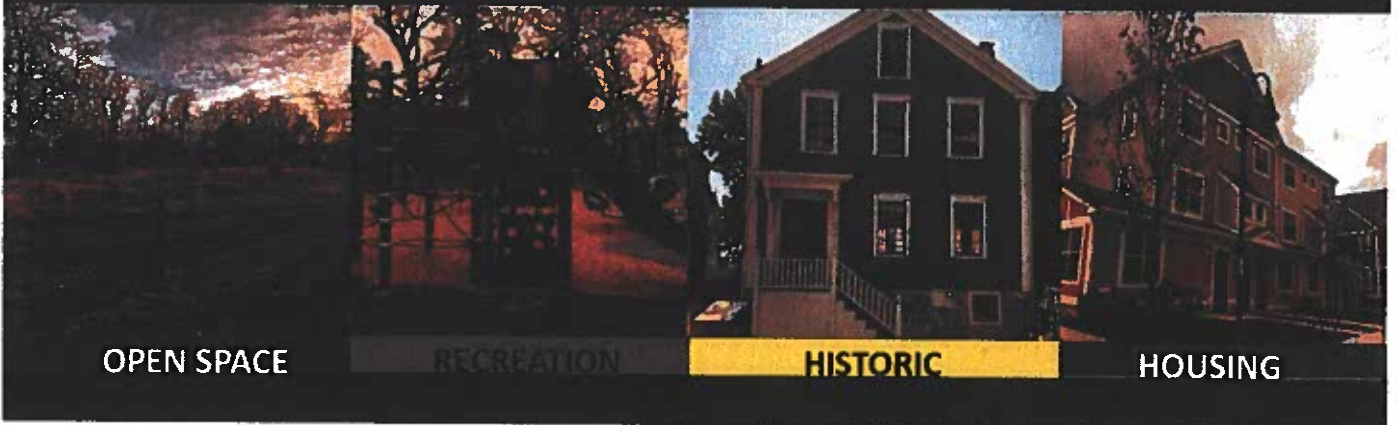
FY2020

COMMUNITY PRESERVATION ACT



FUNDING RECOMMENDATIONS

COMMUNITY PRESERVATION COMMITTEE



OPEN SPACE

RECREATION

HISTORIC

HOUSING

ABOUT THE COMMUNITY PRESERVATION ACT

The Community Preservation Act (CPA) was adopted by the voters of New Bedford in 2014. The CPA is a state law (Massachusetts General Law Chapter 44B) that helps communities preserve open space and historic resources; create community housing; and develop outdoor recreational facilities. The CPA also provides for an annual contribution of state funds from the Community Preservation Trust Fund 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 surcharge based on the City's FY20 tax rate is \$31.42, or \$7.85 per quarter.

In accordance with the terms of the CPA 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: Conservation Commission, Historical Commission, Park Board, Planning Board, and Housing Authority.

CPC Member	Representation
Janine da Silva, Chair	Historical Commission
Ross Nunes, Vice Chair	General Public
Sylvia Gomes, Clerk	General Public
Christopher Amaral	General Public
Melissa Chester-Letendre	General Public
Arthur Glassman	Planning Board
Peter Blanchard	Conservation Commission
Paula Robinson-Deare	Park Board
Tim Walsh	Housing Authority

By law, the Community Preservation Committee 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 can act on the CPC project recommendations in three ways:

1. it can approve the full project amounts recommended;
2. it can approve partial project amounts recommended;
3. or it can deny funding to a project recommended.

The City Council cannot increase the amounts recommended by the CPC, nor can the City Council act on projects the CPC has not recommended.

To guide its decision-making process each year, the CPC utilizes the 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 <https://www.newbedford-ma.gov/planning/community-preservation/>.

FY2020 BUDGET OVERVIEW

FY2020 OPERATING BUDGET	
CPA REVENUE	
Local Surcharge (Estimated)	\$1,098,460
State Match (Estimated)	\$ 118,245
TOTAL REVENUE	\$1,216,705
CPA EXPENDITURES	
Program Administration (5% Of Estimated Revenue)	\$60,835
FY19 Project Allocation*	\$70,000
TOTAL	\$1,085,870

FY2020 CPA FUND ACCOUNTS	
Open Space/Recreation Reserve	\$121,670
Historic Resource Reserve	\$121,670
Community Housing Reserve (FY19 & FY20 Funds)**	\$180,811
Budgeted Reserve	\$720,860
TOTAL AVAILABLE FOR FY2020 PROJECTS	\$1,145,011

FY2020 OPERATING BUDGET NOTES

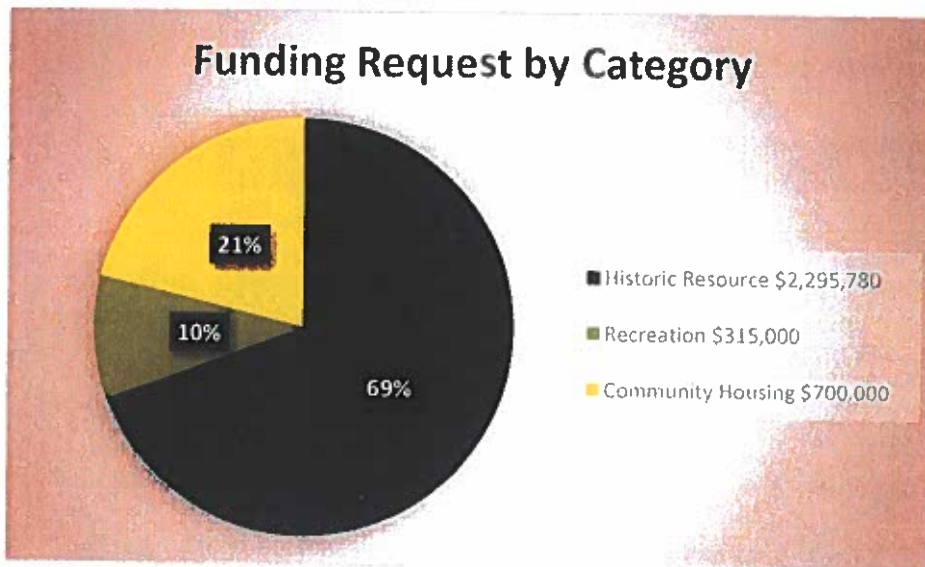
* During the FY19 application cycle, one project received allocations from the FY2020 projected Budgeted Reserve.

** During the FY19 application cycle, the CPC did not allocate the entire Community Housing Reserve funds; therefore, there was a balance of \$59,141 which remained in this reserve fund and is available for FY2020 Community Housing Projects. This total is reflected in the chart above.

CPA FUNDING REQUESTS

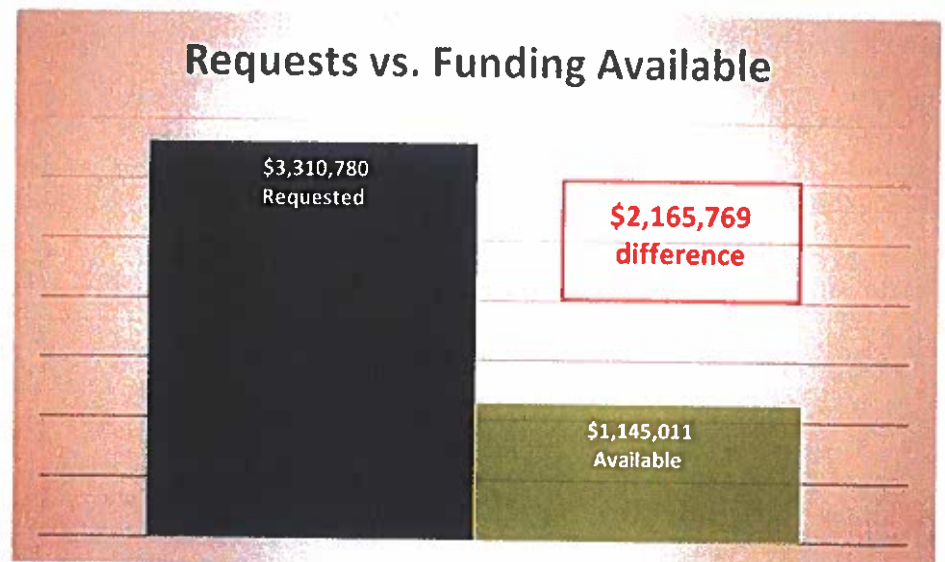
The FY2020 Application Cycle began in September 2019. The CPC received twenty-four (24) Step 1 Eligibility Determination Forms for review. Three of the projects were determined to not be eligible under CPA. Twenty-one (21) eligible projects were invited to submit a Step II Application.

In November 2019, the CPC received twenty-one (21) Step 2 Applications, seeking a total of over \$3.3 million in funding for a variety of projects which would benefit the City. These applications can be found at <https://www.newbedford-ma.gov/planning/application-info/>.



For FY2020, there were no applications submitted in the Open Space Category.

As in previous years, the amount requested exceeds the total available funding.



CPA FUNDING RECOMMENDATIONS

In FY2020, there is \$1,145,011 available for recommendation by the CPC for appropriation to projects in three of the categories: Recreation, Historic Resource, and Community Housing (there was no application submitted in the Open Space category).

In deciding how to allocate funds through a competitive application process, the CPC evaluated projects against the priorities established in the FY2020 Community Preservation Plan, and took into consideration other relevant factors such as the amount of funding available, the ability to fully or partially fund projects, and the distribution among the CPA categories.

The CPC reviewed the project applications over the course of several months and held three public hearings in January 2020 at which the applicants presented their proposals to the CPC and the community. These public hearings were filmed for broadcast by New Bedford Cable Access.

At its February 20, 2020 meeting, the CPC voted to recommend to the City Council a total expenditure of \$1,145,011 in CPA funds to eleven (11) project applicants. The CPC determined, among other factors, that the recommended projects met the goals 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.

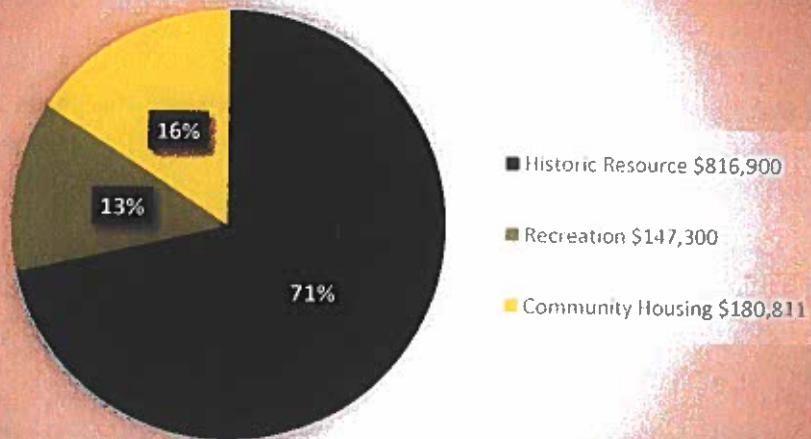
Due to a significant gap between requested funds and available funds, the CPC was unable to fund all the submitted project applications and, based on lengthy and thoughtful deliberations, passed over ten (10) projects, inviting the applicants to resubmit in a future funding round. If approved by the City Council, all recommended projects must enter into an agreement with the City and submit regular progress reports. Additional specific conditions are listed as applicable to each project within this document.

CPA FY2020 PROJECT FUNDING RECOMMENDATIONS			
Project #	HISTORIC RESOURCE	FUNDING SOURCE	AMOUNT
6	Gilbert Russell House Restoration and Preservation	Historic Resource Reserve Fund	\$121,670
		Budgeted Reserve Fund	\$53,330
2	Capitol Theater Restoration	Budgeted Reserve Fund	\$200,000
3	Digitization of Maritime Records: Whaling Logbooks	Budgeted Reserve Fund	\$10,000
4	Digitization of Milton Silva Negative Collection	Budgeted Reserve Fund	\$20,000
5	First Baptist Church/Steeple Playhouse	Budgeted Reserve Fund	\$56,900
8	Hillman Firehouse Lofts Restoration	Budgeted Reserve Fund	\$300,000
10	Verdean Veterans Memorial Hall	Budgeted Reserve Fund	\$55,000
OPEN SPACE/RECREATION		FUNDING SOURCE	AMOUNT
1	Buttonwood Pond Stormwater Management	Open Space/Recreation Reserve Fund	\$67,800
7	Hazelwood Park Bowling Green Fence and Gate	Open Space/Recreation Reserve Fund	\$50,000
11	West Beach Bathhouse Renovation Phase I	Open Space/Recreation Reserve Fund	\$3,870
		Budgeted Reserve Fund	\$25,630
COMMUNITY HOUSING		FUNDING SOURCE	AMOUNT
9	Temple Landing II	Community Housing Reserve Fund	\$180,811
TOTAL FY 2020 FUNDING RECOMMENDED			\$1,145,011

FY2020 PROJECT RECOMMENDATION BY CATEGORY

CPA Category	Number Submitted	Number Recommended	Total Recommended
Community Housing	2	1	\$180,811
Historic Resource	14	7	\$816,900
Recreation	5	3	\$147,300

FY2020 Project Recommendation by Category

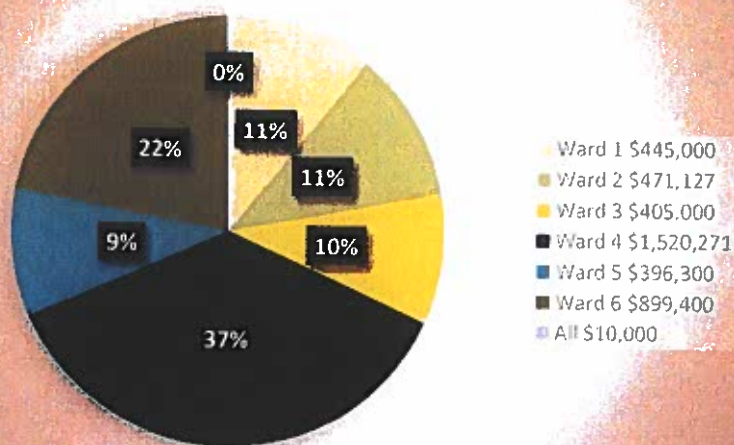


Note: No Open Space applications were submitted in this funding cycle.

FY2020 PROJECT RECOMMENDATION BY WARD

Ward	Number Submitted	Number Recommended	TOTAL RECOMMENDED
1	0	0	\$0
2	2	1	\$200,000
3	3	0	\$0
4	8	4	\$592,711
5	3	2	\$242,800
6	2	2	\$79,500
ALL	3	2	\$30,000

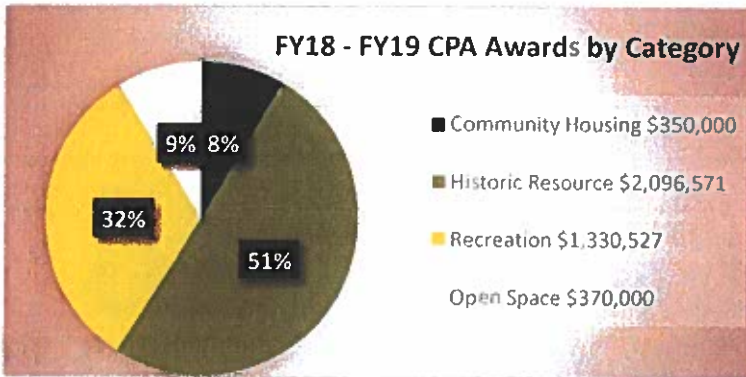
FY2020 Project Recommendation by Ward



CPA PAST FUNDING RECOMMENDATIONS FY18-FY19

The FY2020 application cycle represents the third year of CPA awards. To date, thirty-four (34) projects have been recommended by the CPC and approved by City Council, totaling \$4,147,098 in CPA funds distributed, which are currently in various stages of project management. The breakdown by fiscal year is as follows:

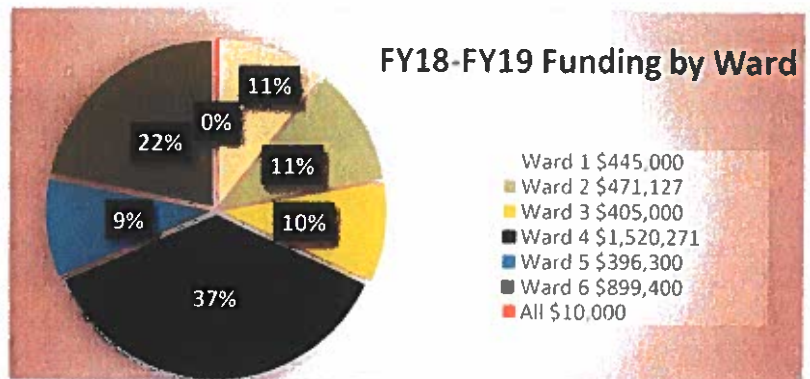
- **FY18 application cycle:** The CPC recommended seventeen (17) projects, totaling \$2,599,223, to City Council. All projects were fully approved by City Council.
- **FY19 application cycle:** The CPC recommended seventeen (17) projects, totaling \$1,547,875, to City Council. All projects were fully approved by City Council.



Due to the historic nature of the City, many of the applications received are in the Historic Resource category. The CPC takes into consideration the need to fund across all categories each year in order to address the goals within the CPA Plan when determining recommendations.

FY18 – FY19 CPA AWARDS BY WARD				
	Total Applications Received	Number of Applications Awarded CPA Funds	Award Total	Percentage of Total Awards
Ward 1	3	2	\$445,000	10.7%
Ward 2	3	2	\$471,127	11.4%
Ward 3	5	3	\$405,000	9.8%
Ward 4	20	16	\$1,520,271	36.6%
Ward 5	12	6	\$396,300	9.6%
Ward 6	7	4	\$899,400	21.7%
All city	2	1	\$10,000	0.20%
	52	34	\$ 4,147,098	100.0%

The CPC engages in outreach to encourage the submission of applications from across the City. This outreach includes public meetings, social media outreach, and community engagement. In addition, the CPA Coordinator provides technical assistance to organizations. The CPC takes into consideration the need to fund projects across the City for the benefit of all taxpayers when determining recommendations.





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 FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #1

PROJECT TITLE:	Buttonwood Pond Stormwater Management		
PROJECT LOCATION:	1 Oneida Street		
APPLICANT / ORGANIZATION:	City of New Bedford Department of Parks, Recreation, and Beaches		
FUNDING AMOUNT:	\$67,800	CPA CATEGORY:	Recreation
		CITY WARD:	5

PROJECT DESCRIPTION

Buttonwood Park is a 97-acre public park located in the City's West End. The water quality in Buttonwood Pond is very poor due a number of factors including stormwater management issues from the roadway and adjacent lawn areas. The use of green infrastructure elements shall be used to the extent practicable to address the site stormwater management issues. This project recommendation will fund Phase I of the stormwater management plan which will include the development of conceptual and stormwater system designs, permitting, and construction bid documents.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$67,800 from the Open Space/Recreation Reserve Fund for the Buttonwood Pond Stormwater Management 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 FY2020 CPA PLAN

This project phase will be the first step in improving water quality issues in Buttonwood Pond, allowing for the expansion of recreational opportunities at the Park.

MEASURES OF SUCCESS

The success of the project will be measured by the successful development of conceptual and stormwater system designs, permitting, and construction bid documents.

FUNDING CONDITIONS

1. CPA funds are to be used for the Phase I development of conceptual and stormwater system designs, permitting, and construction documents for bid purposes.
2. No disbursement of funds may occur until the design work has begun.
3. Other conditions as deemed necessary and defined with the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA-REQUESTED	\$	\$ 80,000	\$	\$	\$ 80,000
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$80,000	\$	\$	\$80,000

* 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: <https://www.newbedford-ma.gov/planning/application-info/>



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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING REGOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #2

PROJECT TITLE:	Capitol Theater Restoration		
PROJECT LOCATION:	1418-1440 Acushnet Avenue		
APPLICANT /ORGANIZATION:	Community Economic Development Center (CEDC)		
CO-APPLICANT	Waterfront Historic Area League (WHALE)		
FUNDING AMOUNT:	\$200,000	CPA CATEGORY:	Historic Resource
		CITY WARD:	2

PROJECT DESCRIPTION

The Capitol Theater project is the transformative rehabilitation and restoration of the 1920 Classical Revival film theater into six (6) units of affordable housing and a resource hub for the North End. This building was deemed eligible by the Massachusetts Historical Commission to be included for listing in the National Register of Historic Places. This project recommendation will fund the installation of a new roof and structural support for the building.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$200,000 from the Budgeted Reserve Fund for the Capitol Theater project for a grant to Community Economic Development Center and Waterfront Historic Area League, Inc., in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY2020 CPA PLAN

This project meets the urgent need criteria as the roof repair is critical. The rehabilitation of this building is a catalyst for transformative change in the area and is an adaptive re-use of a building located in a prominent site on Acushnet Avenue.

MEASURES OF SUCCESS

The success of this project will be measured by the stabilization of the building through the construction of a new roof and structural supports allowing for the next phase of rehabilitation and re-development to proceed.

FUNDING CONDITIONS

1. CPA funds are to be used for the installation of a new roof and structural support for 1418 - 1440 Acushnet Avenue.
2. The Grantee agrees to execute and record a Preservation Restriction on the property located at 1418 - 1440 Acushnet Avenue.
3. Grantee agrees to execute the project complying with the U.S. 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 with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION

FUNDING SOURCES		EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	NEW BEDFORD CPA-REQUESTED	\$	\$	\$	\$200,000	\$200,000
2	State and Federal Historic Tax Credits	\$	\$	\$	\$1,780,746	\$1,780,746
3	New Bedford CPA FY19	\$	\$	\$350,000	\$	\$350,000
4	DHCD CSHI	\$	\$784,058	\$100,000	\$451,942	\$1,336,000
5	New Bedford HOME	\$	\$	\$	\$300,000	\$300,000
6	Owner Mortgage	\$	\$	\$	\$1,450,000	\$1,450,000
7	Other/BCSB Equity/Deferred Fee	\$	\$	\$	\$426,000	\$426,000
TOTAL PROJECT COSTS		\$	\$784,058	\$450,000	\$4,608,688	\$5,842,746

* 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: <https://www.newbedford-ma.gov/planning/application-info/>



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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #3

PROJECT TITLE:	Digitization of Maritime Records: Whaling Logbooks		
PROJECT LOCATION:	613 Pleasant Street		
APPLICANT / ORGANIZATION:	New Bedford Free Public Library		
FUNDING AMOUNT:	\$10,000	CPA CATEGORY:	Historic Resource
		CITY WARD:	ALL

PROJECT DESCRIPTION

The New Bedford Free Public Library owns the third-largest collection of whaling logbooks held worldwide. This collection is a significant resource for the City as well as to historians and researchers as it contains historic meteorological data and presents the American whaling industry's impact on the social, economic, and cultural life of New Bedford. This project recommendation will fund the preservation and digitization of seventy-six (76) whaling logbooks, providing world-wide digital access to those resources.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$10,000 from the Budgeted Reserve Fund for the Digitization of Maritime Records: Whaling Logbooks project for a grant to the City of New Bedford Free Public Library 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 FY2020 CPA PLAN

This project will preserve a significant historic resource and provide a public benefit by providing public access to the resource.

MEASURES OF SUCCESS

The success of this project will be measured by the preservation of the logbooks; the tracking of use of the resource on digital platforms; and the tracking of the circulation statistics.

FUNDING CONDITIONS

1. CPA funds are to be used for the digitization, conservation, and archiving of these logbooks.
2. The Grantee agrees to provide public access to the collection through an on-line platform such as Digital Commonwealth.
3. No disbursement of funds may occur until the project has received all necessary approvals.
4. Other conditions as deemed necessary and defined with the Community Preservation Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA-REQUESTED	\$	\$	\$	\$10,000	\$10,000
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$10,000

* 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: <https://www.newbedford-ma.gov/planning/application-info/>



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COMMUNITY PRESERVATION COMMITTEE

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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #4

PROJECT TITLE:	Digitization of the Milton Silvia Negative Collection				
PROJECT LOCATION:	164 William Street				
APPLICANT /ORGANIZATION:	Spinner Publications, Inc.				
FUNDING AMOUNT:	\$20,000	CPA CATEGORY:	Historic Resource	CITY WARD:	ALL

PROJECT DESCRIPTION

Spinner Publications, Inc. holds the Milton Silvia Collection which contains over 100,000 negatives and over 200,000 photographs, all the work of the late Milton Silvia, a *Standard Times* photographer for 40 years. Spinner Publications, Inc. is a non-profit publishing house which records and promotes the history and culture of the region. The Milton Silvia Collection captures many historic moments in New Bedford's history including Daddy Grace's funeral, the 1970s race riots, and John F. Kennedy's visit to New Bedford as well as the day to day life in the City. This historic resource captures the life and culture of the community over three decades. This project recommendation will fund the preservation, archiving, and digitizing of the negative collection and will provide public access available through various on-line platforms

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$20,000 from the Budgeted Reserve Fund for the Digitization of the Milton Silvia Negative Collection project for a grant to Spinner Publications, Inc. in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY2020 CPA PLAN

This project will preserve a significant historic resource and provide a public benefit by providing public access to the resource.

MEASURES OF SUCCESS

The success of this project will be measured by the preservation and archiving of the collection, and the tracking of access on digital platforms through tools such as Google Analytics

FUNDING CONDITIONS

1. The CPA funds are to be used for the digitization, conservation, and archiving of this negative collection.
2. The Grantee agrees to provide public access to the collection through an on-line platform such as Digital Commonwealth.
3. No disbursement of funds may occur until the project has received all necessary approvals.
4. Other conditions as deemed necessary and defined with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION

FUNDING SOURCES		EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	NEW BEDFORD CPA-REQUESTED	\$3,750	\$ 27,150	\$ 9,100	\$	\$40,000
2	Spinner Publication, Inc.	\$	\$13,350	\$	\$	\$13,350
3	In-Kind contributions	\$	\$38,200	\$	\$	\$38,200
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$3,750	\$78,700	\$9,100	\$	\$91,550

* 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: <https://www.newbedford-ma.gov/planning/application-info/>



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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #5

PROJECT TITLE:	First Baptist Church/Steeple Playhouse			
PROJECT LOCATION:	149 William Street			
APPLICANT /ORGANIZATION:	Your Theatre, Inc.			
CO-APPLICANT:	WHALE, Inc.			
FUNDING AMOUNT:	\$56,900	CPA CATEGORY:	Historic Resource	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. All work will comply with The Secretary of the Interior Standards for Treatment of Historic Properties. This project recommendation will fund the installation of the sprinkler and fire suppression system.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$56,900 from the Budgeted Reserve Fund for the First Baptist Church/Steeple Playhouse project for a grant to Your Theatre, Inc. and Waterfront Historic Area League, Inc. in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY2020 CPA PLAN

This project meets the urgent need criteria as the sprinkler and fire suppression system will allow the use of the building by the public. The rehabilitation and re-development of this building is a catalyst for transformative change for that area of downtown and is an adaptive re-use of a historic building.

MEASURES OF SUCCESS

The success of the project will be measured by installation of the sprinkler and fire suppression system which will allow for the public use of this historic building by Your Theatre, Inc. and other non-profit art organizations.

FUNDING CONDITIONS

1. CPA funds are to be used for the installation of a sprinkler and fire suppression system at the property located at 149 William Street.
2. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior's Standards for Rehabilitation 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 with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION

FUNDING SOURCES		EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$200,000	\$200,000
2	Cultural Facilities Fund	\$	\$	\$	\$300,000	\$300,000
3	CDBG	\$	\$	\$	\$150,000	\$150,000
4	Mass Historic Commission	\$	\$	\$	\$475,000	\$475,000
5	Your Theatre, Inc.	\$	\$159,613	\$150,000	\$55,387	\$365,000
6	CPA FY18 and FY19 grants	\$	\$	\$	\$340,500	\$340,500
7	Foundations and donations	\$	\$	\$	\$698,000	\$698,000
TOTAL PROJECT COSTS		\$	\$159,613	\$150,000	\$2,218,887	\$2,528,500

* 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.



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 FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #6

PROJECT TITLE:	Gilbert Russell House Restoration and Preservation		
PROJECT LOCATION:	405 County Street		
APPLICANT /ORGANIZATION:	New Bedford Women's Center, Inc. (dba The Women's Center)		
FUNDING AMOUNT:	\$175,000	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 building is one of the oldest properties in the City and is associated with Joseph Russell – the founding father of Bedford Village. This project recommendation will fund the exterior rehabilitation, preservation, and painting of this historic building.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$121,670 from the Historic Resources Reserve Fund and \$53,330 from the Budgeted Reserve Fund for the Gilbert Russell House Restoration and Rehabilitation project for a grant to New Bedford Women's Center, Inc., in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY2020 CPA PLAN

This project will restore a significant historic building which is located in a visually prominent location and is of notable and distinctive architectural significance.

MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the exterior restoration, rehabilitation, and painting of this historic property.

FUNDING CONDITIONS

1. CPA funds are to be used for the exterior restoration, preservation, and painting of the property located at 405 County Street.
2. The Grantee agrees to execute and record a Preservation Restriction on the property located at 405 County Street.
3. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior's Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
4. Grantee agrees to work in partnership with the New Bedford Historical Commission relative to paint color palette.
5. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
6. Other conditions as deemed necessary and defined with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION

FUNDING SOURCES		EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	NEW BEDFORD CPA- REQUESTED	\$	\$	\$	\$190,000	\$190,000
2	The Women's Center	\$	\$	\$	\$39,625	\$39,625
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$229,625	\$229,625

* 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: <https://www.newbedford-ma.gov/planning/application-info/>



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

COMMUNITY PRESERVATION COMMITTEE

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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #7

PROJECT TITLE:	Hazelwood Park Bowling Green Fence and Gate		
PROJECT LOCATION:	Brock Avenue		
APPLICANT /ORGANIZATION:	City of New Bedford Department of Parks, Recreation, and Beaches		
CO-APPLICANT	Friends of Hazelwood Park		
FUNDING AMOUNT:	\$50,000	CPA CATEGORY:	Recreation
		CITY WARD:	6

PROJECT DESCRIPTION

Hazelwood Park is a 23-acre park in the South end of the City. The Master Plan was created in 2016 with elements completed over the past four years. This project recommendation would fund the purchase and installation of a historically accurate wooden fence and gate which would surround and secure the restored bowling greens, a project partially funded by a FY19 CPA grant.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$50,000 from the Open Space/Recreation Reserve Fund for the Hazelwood Park Bowling Green Fence and Gate project for a grant to City of New Bedford Department of Parks, Recreation, and Beaches and Friends of Hazelwood Park, Inc. 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 FY2020 CPA PLAN

This project meets the goals of the CPA plan by expanding outdoor recreational opportunities for all New Bedford residents, regardless of age or ability and promotes the creative use of greenways.

MEASURES OF SUCCESS

The success of this project will be measured by the successful installation of the fence and gate to secure the bowling greens, preserving the integrity of the lawn.

FUNDING CONDITIONS

1. CPA funds are to be used for the purchase and installation of a historically accurate, wooden fence to surround and secure the newly renovated bowling greens.
2. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
3. Other conditions as deemed necessary and defined with the Community Preservation Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
EXPENSES						
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA-REQUESTED	\$	\$	\$	\$85,000	\$85,500
2	Private donation	\$	\$	\$	\$35,000	\$35,000
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$21,100	\$	\$	\$120,000	\$120,000

* 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.

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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #8

PROJECT TITLE:	Hillman Firehouse Lofts Restoration			
PROJECT LOCATION:	109 Hillman Street			
APPLICANT /ORGANIZATION:	Waterfront Historic Area League, Inc.			
FUNDING AMOUNT:	\$300,000	CPA CATEGORY:	Historic Resource	CITY WARD: 4

PROJECT DESCRIPTION

This project will rehabilitate and restore the historic Engine No. 5 Firehouse into six affordable housing units and three market-rate residential units. The project recommendation will fund the construction a new roof with historically accurate dormers and the necessary rehabilitation of the building's structural support.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$300,000 from the Budgeted Reserve Fund for the Hillman Firehouse Lofts Restoration project for a grant to Waterfront Historic Area League, Inc. in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY2020 CPA PLAN

The Engine No. 5 Firehouse was constructed in 1892 and is a significant historic building. The project meets the urgent need criteria as the new roof is critical to the survival of the building. The re-development of this building is a catalyst for transformative change in the area and is an adaptive re-use of a building located in a prominent site in the North Bedford Historic District.

MEASURES OF SUCCESS

The success of this project will be measured by the historically accurate restoration of the building's roof and dormers.

FUNDING CONDITIONS

1. CPA funds are to be used for the installation of a new roof, dormers, and structural support for 109 Hillman Street.
2. The Grantee agrees to execute and record a Preservation Restriction on the property located at 109 Hillman Street.
3. Grantee agrees to execute the project complying with the U.S. 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 with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION

FUNDING SOURCES		EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	NEW BEDFORD CPA-REQUESTED	\$	\$	\$	\$300,000	\$300,000
2	1772 Foundation	\$	\$30,000	\$	\$20,000	\$50,000
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$30,000	\$	\$320,000	\$350,000

* 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.

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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #9

PROJECT TITLE:	Temple Landing II		
PROJECT LOCATION:	284 Ash Street (corner of Ash Street & Middle Street)		
APPLICANT /ORGANIZATION:	POAH United Front Four LLC		
FUNDING AMOUNT:	\$180,811	CPA CATEGORY:	Community Housing
		CITY WARD:	4

PROJECT DESCRIPTION

Temple Landing II will develop senior (62+), ADA compliant housing in the existing Temple Landing neighborhood. The building will consist of 26 units of community housing which incorporates elements such as Universal Design and Passive House Design while connecting senior residents to management services and POAH's Community Impact programming. The project recommendation will fund the creation of 26 units of community housing for low-income seniors.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$180,811 from the Community Housing Reserve Fund for the Temple Landing II project for a grant to POAH United Front Four LLC in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY2020 CPA PLAN

The project will address needs and priorities addressed in the FY2020 CPA Plan such as a lack of ADA compliant housing units and a lack of energy efficient, community housing units in the city.

MEASURES OF SUCCESS

The success of this project will be measured by the successful construction of the 26 units of affordable housing, providing safe, community housing for seniors in the city.

FUNDING CONDITIONS

1. CPA funds are to be used for creation of community housing for seniors (age 62+) which is ADA compliant and incorporates Passive House Design.
2. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
3. Disbursement of funds will begin only after the project's other required funding sources have been committed to the project and construction has begun.
4. Construction of the project must begin within two years of the grant award approval by City Council.
5. The term of the grant agreement will end on June 30, 2022. If an extension is needed, the grantee will submit a request at least six (6) months prior to the term end date.
6. The Grantee agrees to execute and record an Affordable Housing Restriction for this project.
7. Other conditions as deemed necessary and defined with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA-REQUESTED	\$	\$ 200,000	\$	\$	\$200,000
2	Equity-Federal 4% LIHTC	\$	\$	\$	\$3,115,028	\$3,115,028
3	State soft debt (HST, AHT, HOME)	\$	\$1,492,192	\$	\$869,222	\$2,361,414
4	MA State LIHTC	\$	\$1,440,000	\$	\$	\$1,440,000
5	HUD 202 Capitol Advance Funds	\$	\$	\$	\$1,600,000	\$1,600,000
6	Deferred Developer Fee	\$	\$53,485	\$	\$100,000	\$153,485
TOTAL PROJECT COSTS		\$	\$3,185,677	\$	\$5,684,250	\$8,869,927

* 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.

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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #10

PROJECT TITLE:	Verdean Veterans Memorial Foundation, Inc.		
PROJECT LOCATION:	561 Purchase Street		
APPLICANT /ORGANIZATION:	Verdean Veterans Memorial Foundation, Inc.		
FUNDING AMOUNT:	\$55,000	CPA CATEGORY:	Historic Resource
		CITY WARD:	4

PROJECT DESCRIPTION

The Vets Memorial Hall at 561 Purchase Street serves as the headquarters for numerous civic organizations including the Cape Verdean American Veterans Association and the Cape Verdean Recognition Committee. This historic building was built in 1831 as the Fourth Street Methodist Episcopal Church and was the second M.E. church in the City. This project recommendation will fund the installation of a new roof, structural support, and, if sufficient funds remain, the installation of new gutters and downspouts.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$55,000 from the Budgeted Reserve Fund for the Verdean Veterans Memorial Foundation, Inc. project for a grant to the Verdean Veterans Memorial Foundation, Inc. in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

ALIGNMENT WITH FY2020 CPA PLAN

This project meets the urgent need criteria as the installation of a new roof and structural support is critical to prevent further deterioration of the building.

MEASURES OF SUCCESS

The success of this project will be measured by the successful installation of a new roof, structural support, and, if sufficient funds remain, the installation of new gutters and downspouts. The completion of the project will halt the deterioration of the building's interior and exterior envelope.

FUNDING CONDITIONS

1. CPA funds are to be used for the installation of a new roof with necessary rehabilitation of the building's structural support and, if sufficient funds remain, the installation of new gutters and downspouts at 561 Purchase Street.
2. The Grantee agrees to execute and record a Preservation Restriction on the property located at 561 Purchase Street.
3. Grantee agrees to execute the project complying with the U.S. 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 with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA-REQUESTED	\$	\$	\$	\$55,000	\$55,000
2		\$	\$	\$	\$	\$
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$55,000

* 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.

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COMMUNITY PRESERVATION COMMITTEE FY2020 FUNDING RECOMMENDATION

Date: March 5, 2020
To: The Honorable City Council

PROJECT #11

PROJECT TITLE:	West Beach Bathhouse Renovation Phase I		
PROJECT LOCATION:	215 West Rodney French Boulevard		
APPLICANT /ORGANIZATION:	City of New Bedford Department of Parks, Recreation, and Beaches		
FUNDING AMOUNT:	\$29,500	CPA CATEGORY:	Recreation
		CITY WARD	6

PROJECT DESCRIPTION

The West Beach Bathhouse is a valuable city asset supporting a popular public beach. West Beach is the most ADA accessible beach in the City with a roll-out ramp, an amphibious wheelchair, and a pavilion which provides shade for all visitors. The Bathhouse is in need of renovation to comply with ADA standards which will provide a fully accessible experience for city residents of all ages and abilities. This project recommendation will fund the creation of a concept plan, permitting, construction drawings and budget, and specifications for bid purposes.

RECOMMENDED FUNDING

On February 20, 2020, by a vote of 8-0, the Community Preservation Committee recommended appropriating \$29,500 from the Open Space/Recreation Reserve Fund for the West Beach Bathhouse Renovation Phase I 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 FY2020 CPA PLAN

This project aligns the FY2020 CPA plan by expanding outdoor recreational opportunities for all New Bedford residents, regardless of age or ability. It will improve access to the waterfront; enhance the aesthetic experience; and capitalize on the city's beaches for all residents.

MEASURES OF SUCCESS

The success of this project will be measured by the successful creation of the concept plan, construction drawings and budget, and bid specifications to move the project to Phase II – construction.

FUNDING CONDITIONS

1. CPA funds are to be used for the creation of the concept plan, permitting, construction drawings and budget, and specifications for bid purposes.
2. No disbursement of funds may occur until the design work has begun.
3. Other conditions as deemed necessary and defined with the Community Preservation Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA-REQUESTED	\$	\$ 35,000	\$	\$	\$35,000
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$35,000	\$	\$	\$35,000

* 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: <https://www.newbedford-ma.gov/planning/application-info/>

FY2020 CPC RECOMMENDED PROJECTS



- | | |
|--|--|
| 1. Buttonwood Pond Stormwater Management | 7. Hazelwood Park Bowling Green Fence & Gate |
| 2. Capitol Theater Restoration | 8. Hillman Firehouse Restoration |
| 3. Digitization of Maritime Records: Whaling Logbooks | 9. Temple Landing II |
| 4. Digitization of the Milton Silvia Negative Collection | 10. Verdean Veterans Memorial Foundation, Inc. |
| 5. First Baptist Church/Steeple Playhouse | 11. West Beach Bathhouse Renovation Phase I |
| 6. Gilbert Russell House Restoration and Preservation | |

FY2020 CPA SUBMITTED APPLICATIONS WITH CPC FUNDING RECOMMENDATIONS

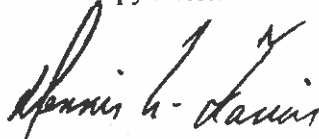
PROJECT	APPLICANT	REQUEST	CPC RECOMMENDATION	CPA CATEGORY
Buttonwood Pond Stormwater Management	Department of Parks Recreation & Beaches	\$80,000	\$67,800	Recreation
Capitol Theater Restoration	CEDC and WHALE, Inc.	\$200,000	\$200,000	Historic Resource
Digitization of Maritime Records: Whaling Logbooks	New Bedford Free Public Library	\$10,000	\$10,000	Historic Resource
Digitization of the Milton Silvia Negative Collection	Spinner Publications, Inc.	\$40,000	\$20,000	Historic Resource
First Baptist Church/Steeple Playhouse	Your Theatre, Inc. and WHALE, Inc.	\$200,000	\$56,900	Historic Resource
Gilbert Russell House Restoration and Preservation	New Bedford Women's Center, Inc.	\$190,000	\$175,000	Historic Resource
Hazelwood Park Bowling Green Fence and Gate	Department of Parks Recreation & Beaches and Friends of Hazelwood Park	\$85,000	\$50,000	Recreation
Hillman Firehouse Restoration	WHALE, Inc.	\$300,000	\$300,000	Historic Resource
Temple Landing II	POAH United Front Four LLC	\$200,000	\$180,811	Community Housing
Verdean Veterans Memorial Foundation, Inc.	Verdean Veterans Memorial Foundation, Inc.	\$55,000	\$55,000	Historic Resource
West Beach Bathhouse Renovation Phase I	Department of Parks Recreation & Beaches	\$35,000	\$29,500	Recreation
117 Union Street	New Bedford Development Corporation	\$500,000	0	Community Housing
Allen C. Haskell Public Gardens Bird Coop Restoration	The Trustees of Reservations	\$45,000	0	Recreation
Car Barn Masonry & Façade Rehabilitation	Claremont Companies	\$400,000	0	Historic Resource
City Clerk Record Preservation	City Clerk's Office	\$50,000	0	Historic Resource
James Arnold Mansion Restoration	James Arnold Mansion, Inc.	\$75,000	0	Historic Resource
Moby Dick Building Renovation	New Bedford Development Corporation	\$325,000	0	Historic Resource
New Bedford Whaling Museum: Bourne & Wood Buildings Masonry Restoration	Old Dartmouth Historical Society	\$170,000	0	Historic Resource
Rotch Jones Duff House Paint Analysis & Painting	Rotch Jones Duff House & Garden Museum, Inc.	\$80,780	0	Historic Resource
Stormwater & Community Garden Demonstration Project	Department of Parks Recreation & Beaches and Groundwork Southcoast	\$70,000	0	Recreation
Strand Theater Restoration	Cape Verdean Association of New Bedford and WHALE, Inc.	\$200,000	0	Historic Resource

IN CITY COUNCIL, March 12, 2020

Referred to the Committee on Finance.

Dennis W. Farias, City Clerk

a true copy attest:


City Clerk