

**COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES
TUESDAY, APRIL 30, 2019
Government Center Hearing Room**

1. OPEN MEETING LAW

Chairman, James Souza read the Open Meeting Law Advisement

2. CALL TO ORDER/ROLL CALL

MEMBERS PRESENT: James Souza/Chair, Jim Soule, John Brandt, Kristen Cantara-Oliveira, Victor Farias, Charles Moniz

MEMBERS ABSENT: John Francoeur/Clerk, City Council Appointment seat not filled, Housing Authority seat not filled.

3. CITIZEN INPUT

None

4. ACCEPTANCE OF PRIOR MEETING MINUTE

Motion was made by Victor Farias to accept the minutes from the April 22, 2019 meeting

Motion seconded by John Brandt

Motion passed unanimously

5. VICE-CHAIR-NOMINATION & VOTE

Nomination made by Victor Farias to fill Vice-Chair position with John Brandt

Motion was made by John Brandt to accept the nomination of John Brandt for the Vice-Chair seat

Motion seconded by Charles Moniz

Motion passed unanimously

6. BIO-RESERVE/LAND ACQUISITION – Emergency Funding/Discussion & Vote

James Souza updated the committee with the history for this emergency funding request

If they don't have funding by June 30th (closing date) they will lose the grant. Funding through CPC won't be available by June 30th with the regular funding round time-line.

Jim Soule asked if there was enough money in the reserve account.

James Souza informed the committee that there was enough to fund this as an emergency

Sandy Dennis will work on the paperwork for the Mayor if vote passes

Motion was made by John Brandt to award \$185,000.00 for the land acquisition

Motion seconded by Victor Farias

Motion passed unanimously

7. PRESERVATION CONSULTANT

Jim Soule updated the committee that Sandy Dennis contacted UMass Law School in Dartmouth and Roger Williams Law School regarding their intern program.

A meeting has been scheduled for Wednesday, May 1, 2019 at 2:00pm to meet with faculty at UMass Law School in Dartmouth.

Sandy forwarded Jim the previous job description. Small edits were made.

Jim asked if there should be multiple interns or just work with one school

It was discussed that the committee should start with one school for now and see how it goes.

This will open it up to working with a Preservation Consultant in the future once our procedures are in place.

We will add this item as a rolling item on future agendas

8. PROJECT UPDATES

a. North Burial Ground

Mike Keene and Chris Gallagher to update the committee on the progress on both Cook Pond application projects.

A new architect has been retained, Civitects, Mike Keene.

James Souza asked how much funding from the first application has been used

Chris Gallagher said approximately \$1,200-\$1,500. This was for a company to come in and do a laser scan.

There was discussion about this project requiring additional funding due to the time from the original applications and costs that were not built into the original application.

Chris informed the committee on why this project is taking so long. One of the reasons is because they've had to change architects and the bidding process.

Chris Gallagher updated the committee on the progress along with Mike Keene.

There was quite a bit of discussion related to the bidding process and how this project should go out to bid

(refer to pod cast for details)

Jim Soule asked if they could get extra funding in September.

Chris replied not because they must have the money in order to go out to bid

The committee asked what the project should end up costing.

Chris will send Sandy an email on what the cost should be, and he will keep the project moving.

He will boost up the contingency fee

John Brandt asked if any extra fees will go back to the committee and Chris said yes. Whatever they don't use will go back to CPC

Kristen added that this is the oldest cemetery in the city

Charles asked if it is emergency funding and asked if the city could help with the funding.

James Souza added that he didn't feel it was the city's responsibility to pay for or help pay for this project because it was applied for by a neighborhood group and CPC committee supported it.

Not like the library where the City was the applicant.

Chris said he will go to the administration and ask.

This project was assigned to Tony Dias. James Souza said he will replace Tony as the CPC representative.

b. Cook Pond

James Souza – Mike Keene is now the architect on this project

Chris Gallagher updated the committee on the progress of this project. This project has 2 applications. They are being worked on simultaneously. Chris informed the committee that when the project started, they had a bid protest and was working with the Attorney General's Office and had to do a lot of work to get to this point.

This project will go out to bid next week.

James Souza asked to stay involved and would like to meet with him and Mike Keene.

9. FALL RIVER FIRE MUSEUM

This will be rolled to the next meeting

The committee wants clarification on who owns the property.

Chris Gallagher said the city owns the property and are trying to turn it over the FR Fire Museum

They are waiting for the FR Fire Museum to get back to the administration

Chris will meet with the administration and update the CPC Committee by next Monday, when he should have an answer.

10. FY20 PROJECT DELIBERATIONS

Motion was made by John Brandt to take the projects out of order and place the Vietnam Wall first because there were representative of the group in attendance

Motion seconded by Victor Farias

Motion passed unanimously

a. Vietnam Veteran's Wall

John Brandt has questions related to extra funds and wanted to know if the committee had any extra money for this project.

William Desmarais spoke on behalf of the committee and talked about the active fundraising the committee is doing:

They have a fundraiser May4th

\$8,000.00 was raised from the cooling tower blast

Men Can Cook raised money

The State is putting in \$150,000.00 and Senator Rodrigues is looking to increase that amount. Could be \$250,000.00

The wall is almost done and should be ready for delivery by September 2019

Everything is on schedule

Motion was made by Charles Moniz stay out of order and place the Lafayette Durfee House next because there were representative of the group in attendance

Motion seconded by Kristen Cantara-Oliveira

Motion passed unanimously

b. Lafayette Durfee House

Kristen Cantara-Oliveira commented on how she felt this was one of the best projects the CPC has funded and how it has added so much to the community. She added what an amazing project it is and the great programs they put on for free.

It was mentioned on how they should charge for some of these events.

Dave Jennings said it is there way of giving back to the community because the funding is coming from the community.

There was discussion on the progress of this project from the first application to now.

Motion was made by Kristen Cantara-Oliveira to go back to the original order of the projects

Motion seconded by Victor Farias

Motion passed unanimously

c. Creative Class, 64 Durfee St. Redevelopment

This project is asking for housing funding.

Jim Soule suggested that it meets both housing and historic preservation criteria so he would give this project extra points.

Kristen said this project would give a boost to the neighborhood

James Souza agreed with Jim and Kristen

Jim mentioned that the committee currently has \$403,000.00 in the Housing reserve account and it is worthy of funds from this account

d. Ben & Nate Building

James Souza indicated that this project is asking for \$500,000.000 and there are 2 other \$500,000.00 requests and the committee only has approximately 1.3 million to recommend.

There was no discussion

e. Trolley Building

James Souza indicated that this project is asking for \$500,000.000. This is the building across the street from the Post Office.

Kristen mentioned that this was another developer doing good things and this project would enhance the downtown.

John Brandt also mentioned the buildings this developer invests in, he does a good job

No further discussion.

f. Maritime Museum

Kristen talked about how this was a great project and how the museum has a lot of valuable artifacts and how they showed the committee how some are becoming damaged.

James Souza thought starting with a feasibility plan was a good way to go about it.

John Brandt said it is a good project and having an architect is a good idea.

No further discussion

g. People Inc.

Jim Soule is glad to hear they are hiring an architect and thinks this is a great project and in the local historic district.

No further discussion

h. Dr. Fiske House

Jim Soule wanted to update the committee on 3 things.

1. This project actually falls under Historic Preservation and Housing
2. Requesting a bump up in funding from the original application to do additional work not identified. That being said, Jim did say he did not want to compromise this project and would take what the committee recommends.
3. The Preservation Society is a non-profit, but they do pay taxes.

Victor Farias asked how much more they are asking for. \$48,000.00 originally to \$69,000.00 now

John Brandt questioned only 1 bid

Jim Soule said they got 3 estimates and spoke about the estimates. He explained that as you break out projects, the prices go up.

James Souza said he would be abstaining from this vote because he is vice-chair and a member of the Preservation Society

i. Preservation Design Guidelines

James Souza informed the group that this project is such a specialty it only had 1 real estimate from someone who does this type of work for a living and he is from Philadelphia

James feels this is an extremely important project for the city and that he could vote for this project with an open mind because it will benefit the city.

John Brandt also agreed that this project will help the whole city
Kristen talked about the Historical Commission and how people come to them looking for guidance and having this will be an enormous help for anyone.
James feels this is the #1 project this year as well as the Sanborn Map project
Kristen agrees

j. 77 Freedom Street Police/Fire Station

John Brandt felt that this looks like a good project but would initially fund the architect and would like to see them come back for future funding.
No further discussion

k. Anawan No. 6 – F.R. Fire Museum

James Souza spoke on how this project has been funded several times and that they are still in the process with the FY19 project, but it is not their fault.
They are requesting funding for FY20 but still working on signing FY19 and, again, it's not their fault.
No further discussion

James Souza reminded the committee that the projects have a 3-tier voting. With 18 projects to vote on, the committee will score 6 projects with #1, 6 projects with #2 and 6 projects with #3. Also keep in mind that there are 2 bonded projects that the funding needs to come off the top of what is available.

Sandy Dennis will email everyone an updated score sheet

NEXT MEETING

Monday, May 13, 2019, 6:00pm, City Council Hearing Room

Items to be placed on agenda

Updates and any possible votes – Preservation Consultant, Cook Pond, North Burial Ground, Fall River Fire Museum, Fall River

FY20 Private Projects – Discussion & Vote

ADJOURN

Victor Farias made a motion to adjourn, seconded by Charles Moniz

Motion passed unanimously