

COMMUNITY PRESERVATION COMMITTEE MEETING
MINUTES: JANUARY 24, 2018
CITY COUNCIL HEARING ROOM

OPEN MEETING LAW

Chairman, Kenneth Pacheco read the Open Meeting Law Advisement.

CALL TO ORDER/ROLL CALL

MEMBERS PRESENT:

Kenneth Pacheco/Chair, James Souza/Vice-Chair, Antone Dias, John Francoeur, John Brandt, Kristen Cantara Oliviera.

MEMBERS ABSENT:

Charles Moniz, Jason Caminiti.

ELIGIBILITY PROJECTS

Capital Theatre

390 South Main Street

Represented by Joel Benson (Co-owner) and Robert E. Leach, Architect

Mr. Benson indicated that he is the owner of Alexandra's Bridal at 372 South Main Street in Fall River. He and his partner Fatima recently acquired the Capital Theater. He indicated that he plans to use the building as a location for the prom dress portion of his business, leaving the bridal portion at his original location. He indicated that he plans to restore the theater once the façade/marquee is restored.

Mr. Leach provided the Board with a package for review which included a letter he wrote to Jim Souza with information about his firm, the new owners and the history of the Capital Theater and its architect, Maude Darling Parlin. In his presentation, Mr. Leach reviewed old and new photographs of the Capital and discussed plans for its restoration.

Mr. Leach explained that they were seeking permission to file a late application for funding since the owner did not acquire the property until October 20, 2017, past the September 1, 2017 deadline.

Mr. Leach was asked what the amount sought for the project was and what the timeframe was for work to begin. Mr. Leach indicated that the "wish list" amount was \$426,000 with an approximate 9 month completion time on the façade. Mr. Leach was asked by the Board if other grant money was being sought and he indicated that it was and the amount sought from this Board would then be reduced.

Michael Dion, Director of the Community Development Agency was asked by Mr. Dias if he wished to speak about the project. Mr. Dion addresses the board in his capacity as Director of the CDA and with regard to his position with the Redevelopment Authority and indicated his support for the project. Mr. Dion also indicated that he was working with Mr. Benson to obtain other grants from the federal government for this project.

The Board warned the presenters that Thursday, February 1st would be the deadline for the application.

A motion was made by Mr. Dias to allow the owner of Capital Theater to file his application for funding by Thursday, February 1, 2018. The motion was seconded by Ms. Oliveira.

Result: The motion passed unanimously.

AGENDA ITEM 4- DEED RESTRICTIONS:

A discussion was had among the Board members as to whether deed restriction should be placed each time the Board provides money for a project. The Board discussed funding feasibility studies and whether the Board should fund feasibility studies and require a deed restriction. Ken Pacheco indicated that he felt studies should not have any restriction.

Jim Souza made a motion that each project will require a vote as to whether a deed restriction will be required. John Brandt seconded the motion. The motion passed unanimously.

ADJOURN:

A motion to adjourn was made by Tony Dias and seconded by John Brandt. The motion passes unanimously. Meeting ended at 7:14 p.m.