

**NEW BEDFORD, MASSACHUSETTS**

**MEETING: COMMITTEE ON CITY PROPERTY**  
**DATE: NOVEMBER 27, 2017**  
**TIME: 7:00 P.M.**  
**PLACE: COUNCILLOR WILLIAM SALTZMAN ANTECHAMBER,**  
**ROOM 213, MUNICIPAL BUILDING**

**PRESENT: COUNCILLORS JAMES OLIVEIRA, CHAIRMAN; LINDA**  
**MORAD, VICE-CHAIRPERSON; JOSEPH LOPES**

**ABSENT: COUNCILLORS STEVEN MARTINS; KERRY WINTERSON**

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Councillor Oliveira called the City Property Committee Meeting to order and took attendance. The Clerk read two Communications from Councillors Martins and Winteron explaining their absences for tonight's meeting. These Communications were received and placed on file by Councillor Lopes and seconded by Councillor Morad.

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Notice, City Clerk of reference of a COMMUNICATION, Mayor Mitchell, to City Council, submitting AN ORDER, requesting that certain airport land be declared surplus property and control of the land be transferred from the Airport to the Committee on City Property for the purpose of sale (Ref'd 10/12/17) was received and placed on file by Councillor Morad and seconded by Councillor Lopes. (1, 1a)

Scot Servais, Airport Director gave an overview of the land transfer. The Jewish Cemetery has land the city is interested in that will aid in their expansion of airport runway #1425. The city also has land and they want to do an even trade for the land. The city will take the cemetery land and the cemetery will take the city land. The last market value done valued the property at \$35,000; it would be a zero net gain to the city.

Councillor Morad expressed her concern that the access road to be created would affect the residents of LeBoeuf Street, and that the truck traffic that currently goes by Shawmut Avenue would now be directed to LeBoeuf Street.

Attorney Jacques stated he did not believe the street would run into LeBoeuf Street. He had a map but it did not expand out far enough to confirm it, but they will look at a map at the airport to confirm. The appraisal to establish the fair market value was paid for by the FAA. Attorney Jacques stated that no additional appraisal for the land needed to be done.

Councillor Lopes pointed out that fair market values are only good for one year; and that the last one done on the parcels was in 2016. He suggested a new appraisal needed to be done and Attorney Jacques agreed.

Councillor Morad asked who would pay for the new appraisals and she was told it would be paid out of the Airport Enterprise Fund.

On motion by Councillor Lopes and seconded by Councillor Morad, the Committee VOTED: To table this matter until the new appraisal of the land could be done by the city. This motion passed on a voice vote.

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Notice, City Clerk of reference of a COMMUNICATION, Mayor Mitchell, to City Council, submitting a Quitclaim Deed and Performance Covenants for the donation of Lots 132-27, 132-29 and 132-400 from the New Bedford Youth Soccer Association, Inc. to the City of New Bedford for recreational purposes (Ref'd 7/20/17) (10/11/17-tabled until 11/27/17) was removed from the table by Councillor Morad and seconded by Councillor Lopes. (2)

Councillor Morad explained that she had asked that a representative from DPI be present to explain what was agreed to by the previous Commissioners and what costs would be involved as it related to the city.

Manny Silva, Acting DPI Commissioner explained that the plans for the development of this property was done many years ago and that they have since changed to six (6) fields. The original plan was submitted in 2006 and it was done by SITECH. The cost has increased since 2006 towards the development of the land. Complete outside construction would run the city approximately 1.1 million dollars. This would include approximately \$200,000 in loam and not include an irrigation system. Mr. Silva stated that the Conservation Department would have to revisit the property and comment on the wetlands situation. If the city did the work it would cost considerably less and that he was aware of loam available through the Crapo Hill Landfill. The materials would cost approximately \$350,000 and the \$750,000 in labor would be absorbed by the city. It could be done, but it would not be done immediately. The city had already cleared the land once, and it would be easier this time to bring it current for all the real hard work had been done.

Councillor Morad asked if the money was available in this budget and she was told no, it was not.

Councillor Lopes mentioned that one field would have to be closed each year to allow it to re-grow. He asked about how the fields would be irrigated.

Mary Rapoza of Parks and Receptions informed the Committee that the fields would be irrigated by the water cannon.

Christina Connolly of the Mayor's Office said this project has long been a topic of conversation and that their goal is to keep the work internal and secure loam from Crapo Hill. Currently Crapo Hill has 8,000 cubic feet of loam, which would reduce the cost of the project by \$100,000. A parking lot would be created for eighty-eight (88) spots.

Councillor Morad asked NBYSA President David Vieira how many cars would be in the lot and she was told there are approximately 300 kids in the program. He estimated on the average fifty (50) cars at any given game. She expressed her concern of increased traffic in the area, especially with the deplorable condition that Morton Street is

currently in. She asked if the vehicles would be able to access the property from another street than Morton and she was told no.

Councillor Lopes suggested that SITECH needs to update the plans especially since they were last done in 2006. The fields also need to be realigned. Manny Silva agreed but reiterated the land had been cleared before, less work to be done and yes that Conservation will need to review again as well.

NBYSA members explained this has been a long process and is asking the city to take the land and develop it that there is a need for more soccer fields in the city. That NBYSA is offering to apply for any applicable grants that may be available to develop the property.

Councillor Oliveira expressed that he thinks the idea is a great one, and would like to see a quick turnaround.

Councillor Lopes expressed his concerns on the way the contract between the NBYSA and the city was written, that there is nothing within that address the perpetuity of land; and that while most have been a gentleman's agreement, something in writing has to be addressed especially since it is a thirty (30) year agreement allowing NBYSA to oversee management of the property.

Councillor Morad asked Attorney Shreve if thirty (30) years was appropriate and she was told it is the norm for projects like these. She expressed that there wasn't any language that addressed the ability of NBYSA to sub-lease the property.

On motion by Councillor Lopes and seconded by Councillor Morad, the Committee VOTED: To table this matter for sixty (60) days and that the agreement be reviewed as it relates to the thirty (30) year lease, the perpetuity clause, and sub-leasing of the property. This motion passed on a voice vote.

Councillor Lopes made a motion to adjourn, which was seconded by Councillor Morad.

This meeting adjourned at 7:48 p.m.

ATTEST:

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Denis Lawrence, Jr.,  
Clerk of Committees