



FY23 FUNDING CYCLE PRE-APPLICATION FORM

Submit an electronic copy no later than **11:59 PM the first Tuesday in June** via the web-form (<https://form.iotform.com/220888141966062>) or email to maldencpc@cityofmalden.org.

PROJECT NAME: 15 Ferry Street Preservation

PROJECT LOCATION/ADDRESS: 15 Ferry Street

APPLICANT(S) NAME & TITLE/ORGANIZATION: Alpha Business Center LLC ("ABC")

CO-APPLICANT (IF APPLICABLE) _____

CONTACT PERSON: Roberto Di Marco, Esq., Attorney for ABC

MAILING ADDRESS: 350 Main Street, Third Floor, Malden, MA 02148

PHONE: 781-322-3700

EMAIL: rdimarco@fwd-law.com

DATE: _____

In the chart below please check all categories that apply to this project (at least one). For more detailed information on these categories, refer to the "Community Preservation Act Funding Allowable Uses" chart in the application instructions.

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition				
Creation				
Preservation			X	
Support				
Rehabilitation/ Restoration			X	

Signatures Required for projects entailing City-owned property:

For purposes of coordination; does not indicate approval or endorsement of project.

_____ Mayor

Assigned to staff liaison

Eric Robson

Signature of staff liaison

E + M

Have you reviewed the Malden CPC Plan? Yes No

Have you attended a CPA informational session in Malden or surrounding cities? Yes No

Have you spoken with any boards, commissions, community organizations, or elected officials about your project? Yes No

If yes, please list here: Mayor's Office and Malden Historical Commission

PROPERTY OWNERSHIP

Legal Property Owner of Record: Alpha Business Center LLC

Is the owner the Applicant? Yes No

Does this project proposal entail City-owned property Yes No Relocate 15 Ferry to 90 Salem

For all projects on City property, The City Department with Care, Custody and Control must be the Applicant or project will be deemed ineligible for this Applicant.

If applicable, please list the City Department with Care, Custody and Control: _____

If the Applicant is not the owner, does the Applicant have site control or written consent of the property owner to submit an application? Yes No

If Yes, please attach written documentation. If No, project will be deemed ineligible for this Applicant.

PROJECT FUNDING

Have you identified other potential funding sources? Yes No

If yes, please list the potential funding sources here: Personal funds, Bank lending and seeking to apply for emergency state grant through MPPF.

PROJECT DESCRIPTION: *(Please describe the community needs this project is addressing and how this project aligns with CPC goals)*

The purpose of this project is to preserve the historic building currently located at 15 Ferry Street, Malden, Massachusetts (PID # 075 272 211) ("15 Ferry") by relocating it to city-owned land at 90 Salem Street and then to restore its historic appearance. The building will be donated to the City of Malden for its use, to be maintained by the Public Facilities Department.

The Applicant will prepare the foundation for the new location and add handicap accessibility to first floor. The Applicant will also repair and restore the exterior of the building to its current state, reconnect utilities, and work with the City to address any issues caused by relocation.

This project preserves and revitalizes a historic building for the benefit of the citizens of Malden.

PROJECT STATUS: *(Please describe what level of planning, research and discussions have already been undertaken to inform this proposal)*

The Applicant initially applied for a demolition permit (CMID-029312-2019) as a part of a larger project located at 1 Salem Street, and 15 Ferry Street. 15 Ferry was determined to be a Preferably Preserved Building on June 5, 2019 by the Malden Historic Commission. The Applicant has been working diligently with the MHC and the Mayor's office to find a solution to preserve the building prevent the need for its demolition. Based on a Memorandum of Understanding between Applicant and the City of Malden the Applicant withdrew its demolition permit application on May 31, 2022. The proposed location for 15 Ferry is on the corner of Holden Street and Salem Street, so the building shall remain in the same neighborhood and be community accessible. The Applicant has spent \$142,000 to date on research and preparations, and anticipates needing an additional \$840,000 to complete the relocation and renovation pursuant to estimates received from his contractors and building mover in March 2023 after completion of the various studies. Applicant is seeking CPC funding as Applicant desires to save 15 Ferry Street, but the cost to do so makes this project financially unfeasible for Applicant to accomplish without supplemental funding.

FOR HISTORIC RESOURCES PROJECTS:

Is the resource listed on the State Register of Historic Places? Yes No

(You can check designation at mhc-macris.net)

If no, has the Malden Historical Commission determined that the resource is significant? Yes No

(Please submit documentation of State Register listing or MHS letter of determination.)

FOR CPC USE: Date Received _____
Date Reviewed _____
Date Applicant Notified _____
ID# _____

Eligible _____
Potentially Eligible _____
Not Eligible _____
More Information Needed _____

COMMENTS:

Applicant Signature:  _____
On Behalf of ABC