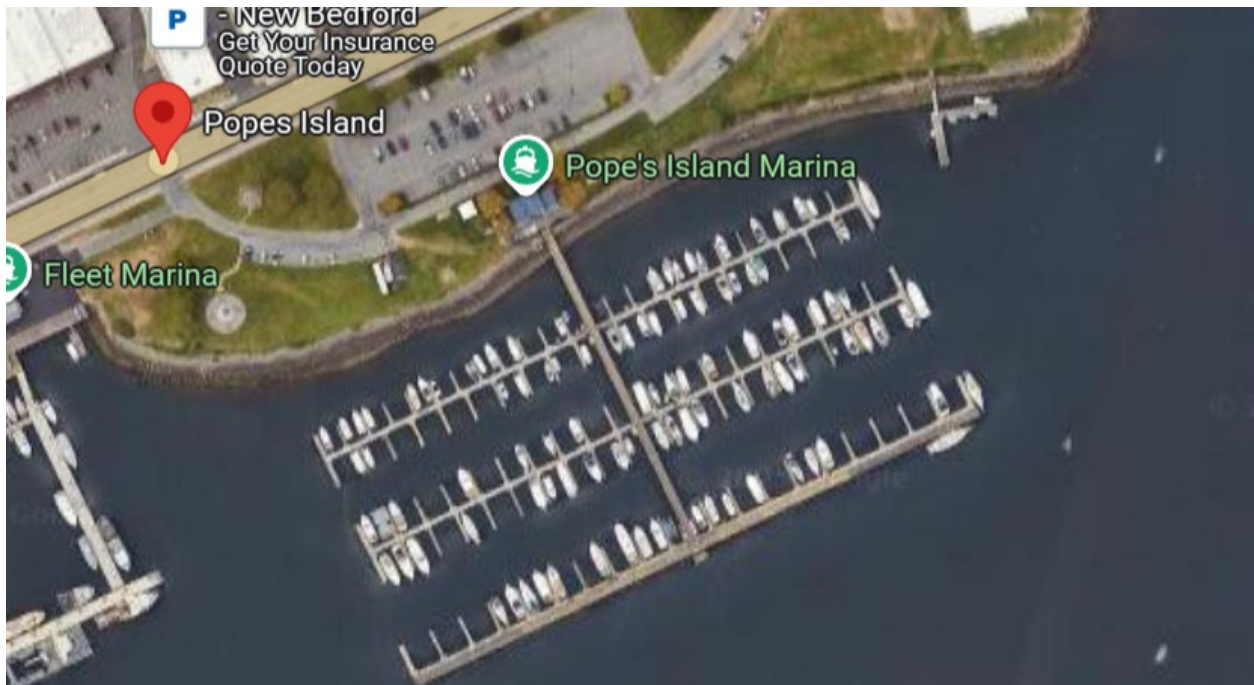




August 2025

Request for Expressions of Interest for the Operation, Management and Maintenance of:



Pope's Island Marina

Pope's Island

New Bedford, Massachusetts

RESPONSES DUE: August 29, 2025



The **Department of Conservation and Recreation** is steward of one of the largest state parks systems in the country. Its 460,000 acres includes forests, parks, greenways, historic sites and landscapes, seashores, lakes, ponds, reservoirs and watersheds. DCR's mission statement is:

*To protect, promote and enhance our commonwealth of natural,
cultural and recreational resources for the well-being of all*

Contact Us:

Department of Conservation and Recreation
10 Park Plaza, Suite 6480
Boston, MA 02116

DCR Main Phone: 617-626-1250
e-mail: mass.parks@mass.gov

Commonwealth of Massachusetts
Maura Healey, *Governor*

Executive Office of Energy & Environmental Affairs
Rebecca L. Tepper, *Secretary*

Department of Conservation & Recreation,
Nicole LaChapelle, *Commissioner*
Priscilla Geigis, *Deputy Commissioner for Conservation and Resource Stewardship*

INTRODUCTION

The Massachusetts Department of Conservation and Recreation (“DCR”) is pleased to release a **Request for Expressions of Interest** to solicit ideas for the operation, management and maintenance of a recreational marine boating facility and recreational area known as Pope’s Island Marina in New Bedford (the “Marina”). The Marina is located immediately south of the Fairhaven Bridge, and just north of Crow Island, in the Acushnet River.

This effort is meant to be an informal way for parties to express potential interest in operating and maintaining the Marina well into the future. Pursuant to Section 296 of Chapter 238 of the Acts of 2024, DCR intends to issue a formal Request for Proposals (“RFP”) by October 1st of this year. The RFP will solicit bids for leasing the Marina for a term of up to 20 years (inclusive of any extensions). The purpose of this RFEI is to:

- Present the opportunity provided by the Marina to a potential future tenant;
- Stimulate interest from potential public-private partners;
- Identify development concerns, challenges and questions from potential partners; and
- Help DCR develop the RFP.

While all expressions of interest are welcome, DCR specifically solicits ideas related to (but not limited to):

- Maximizing the Marina’s long-term potential as a public asset;
- Operating, maintaining and investing in capital improvements necessary for safe and accessible operation of the Marina for up to 20 years;
- Providing a financially sustainable model for completing capital improvements and ongoing operations and maintenance costs.

This document is a general description and call for interest and **not a request for formal proposals**. Any party with a creative, compatible and feasible idea for the site is encouraged to respond to this RFEI. Submission of an Expression of Interest will not be a prerequisite for submitting a formal proposal through any future solicitation, nor will DCR consider information submitted at this time to be binding on the respondent. Responses to this solicitation may be made available to the general public.

DCR will provide an opportunity for interested parties to visit the site, and to discuss ideas and concerns with DCR staff.

Estimated Timeline

- | | |
|--|--------------|
| • Release of Request for Expressions of Interest | August 2025 |
| • Release of Request for Proposals | October 2025 |

THE MARINA

CONSTRUCTION OF POPE’S ISLAND

The construction of Pope’s Island was authorized in 1914 under a license issued to the City of New Bedford by the then-Harbor and Land Commissioners – the tidelands licensing authority prior to the Department of Environmental Protection (“DEP”). That license authorized the City “to build bulkheads, sea walls and other structures, to fill solid and dredge the Acushnet River southerly of and adjacent to the New Bedford and Fairhaven Bridge in the City of New Bedford, for the purposes of providing a marine park, in conformity with the accompanying plan No. 3885.”

CONSTRUCTION OF THE MARINA AND PUBLIC FACILITIES

Nearly seventy-five years later, the Commonwealth financed the construction of the Marina improvements to facilitate public boating access to the Acushnet River and beyond – specifically, through the adoption of Section 21 of Chapter 564 of the Acts of 1987 which appropriated \$3 million for that purpose. Following design development, construction of the Marina was authorized by DEP Waterways License No. 1882 (the “License”) issued to DCR’s predecessor, the Department of Environmental Management (“DEM”), and completed in the early 1990s. The License plan shows the improvements authorized by DEP and later completed by DEM – specifically, the slips, a facilities building, and a public parking lot. The facilities building and public parking lot were constructed on the tidelands filled pursuant to the Harbor and Land Commissioner’s license No. 3885.

CHAPTER 91 LICENSE

The License authorizes DCR to “construct and maintain a 198-slip marina; and to maintain existing fill and structures in and over the waters of [the] Acushnet River ... and in accordance with the locations shown and details indicated on the accompanying DEP License Plan No. 1882.” The License further states that “the structures authorized hereby shall be limited to the following use: recreational and commercial docking and boating access for the general public to navigable waters.” A copy of the License and associated plan are included with this RFEI as **Exhibit A**. In addition to the slips, the License includes special conditions regarding the facilities building and public parking lot:

- Per Special Condition #2 of the License, the facilities building is required to include “adequate public toilets, showers and a Dockmaster’s Office”. Public access to the facilities building must be available from sunrise to one hour after sunset.
- Special Condition #2 of the License also requires that the public be granted pedestrian access to the marina as well as access to the public parking lot with a minimum of 150 parking spaces. Note that the public parking lot is not for the exclusive use of those

accessing the Marina but, per the License, is available for public use more generally.

Interested parties should review the License in its entirety to understand all of its requirements that apply to the future operation of the Marina.

CONDITION OF THE MARINA

Following the construction of the Marina, DEM and later DCR entered into agreements for its operation and maintenance, including with the New Bedford Harbor Development Commission (“NBHDC”). The NBHDC retained Pare Corporation to update a 2014 assessment of the condition of the Marina, and the results are presented in the July 2020 report to the NBHDC entitled *Pope’s Island Marina – Routine Inspection Report Update* (copy attached as **Exhibit B**). The Pare report estimated the cost to replace the floating dock system to be \$5.5 million, and an additional \$509,000 in intermediate repairs (as of July 2020).

Since the time of the Pare report, NBHDC implemented two capital projects at the Marina. The first project occurred in 2020 and involved repairs to the E-Dock electrical system that consisted of the replacement of approximately 400’ of electrical cable on the dock, the power pedestals, and the substation for the dock. The second project took place in 2024 and consisted of repairs to certain floating docks, piles, and utilities damaged by a winter storm on December 18, 2023.

Potentially interested parties should consider financial models that would allow for capital improvements to be made during the term of an agreement of up to twenty (20) years. Information on the implications for slip rental rates, including how existing market rental rates can support capital investments in the Marina, would be of particular interest to DCR’s development of the RFP.

SUBMISSION REQUIREMENTS

Request for Expressions of Interest
Pope's Island Marina, New Bedford

Name: _____

Email: _____

Address (if no email): _____

City: _____ State: _____ Zip: _____

Provide a statement of qualifications and experience in the operation, management and maintenance of marina facilities.

Describe in general terms the market for the rental of marina slips, including the rental rate per linear-foot of slip space.

Describe in general terms an approach to funding capital improvements and ongoing operations and maintenance.

Describe potential obstacles or barriers to success.

Describe any additional information you would like to share with DCR to inform the preparation of the RFP.

Please send Expressions of Interest in electronic form and hard copy to:

Paul Casey

Department of Conservation and Recreation

Director of Longterm Permits and Leases

10 Park Plaza, Suite 6480

Boston, MA 02116

dcr.permits@mass.gov

PHOTOS

PIER AND SLIPS





FACILITIES BUILDING/SECURITY FENCING





PUBLIC PARKING LOT





EXHIBIT A

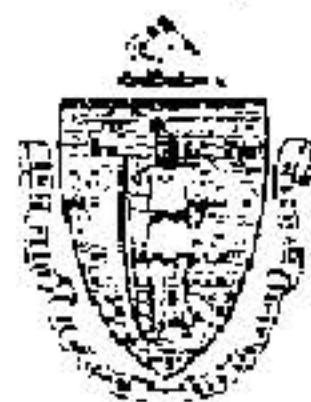
CHAPTER 91 LICENSE AND PLAN

26139

P.B. 124
Pg. 100

The Commonwealth of Massachusetts

No. 1882



Whereas, Massachusetts Department of Environmental Management

of -- New Bedford, -- in the County of -- Bristol -- and Commonwealth
aforesaid, has applied to the Department of Environmental Protection* for
license to -- construct and maintain a 198 slip marina; and to maintain
existing fill and structures -----

and has submitted plans of the same; and whereas due notice of said
application, and of the time and place fixed for a hearing thereon, has
been given, as required by law, to the -- Mayor -- of the City -- of --
New Bedford -----

NOW, said Department, having heard all parties desiring to be heard, and
having fully considered said application, hereby, subject to the approval
of the Governor, authorizes and licenses the said

Massachusetts Department of Environmental Management, -- subject to the
provisions of the ninety-first chapter of the General Laws, and of all
laws which are or may be in force applicable thereto, to -- construct and
maintain a 198 slip marina; and to maintain existing fill and structures

in and over the waters of -- Acushnet River -- in the City of -- New
Bedford -- and in accordance with the locations shown and details
indicated on the accompanying DEP License Plan No. 1882, (7 sheets)

*Pursuant to Stat. 1989, c.240, s.101, "The Department of Environmental
Quality Engineering shall be known as the Department of Environmental
Protection," hereinafter in this document referred to as the "Department"
or "DEP".

License No. 1882

Page 2

The structures authorized hereby shall be limited to the following use: recreational and commercial docking and boating access for the general public to navigable waters.

Waterways Special Conditions

The Licensee shall provide and maintain:

1. A suitable marine vessel pump-out facility made available to the general boating public at a reasonable cost, and shall take other appropriate measures for the storage, conveyance and discharge of sewage, so as not to contaminate tidal waters, and to convey stormwater to protect from coastal erosion.
2. The general public shall be granted pedestrian access to the property subject to this license, as well as, access to public parking for a minimum of one hundred-fifty (150) motor vehicles. Within the Facilities Building, adequate public toilets, showers and a Dockmaster's Office shall be made available. Such public access shall be available at least from sunrise to one hour after sunset and shall be subject to the ability of the licensee to establish and implement reasonable public security measures.
3. Adequate trash receptacles shall be provided on the property subject to this license. The pedestrian access, the motor vehicle parking area and the Facilities Building shall include landscaping with adequate vegetation, fencing, lighting and signs indicating the public pedestrian access, the public motor vehicle parking area and the Facilities Building with the public toilets, the public showers and the Dockmaster's Office.
4. Any contract or other agreement for exclusive use of berths at this facility shall have a maximum term of one year and may be renewed upon expiration on an annual basis.

Please see page three for additional conditions to this license.

Duplicate of said plan, number 1882 is on file in the office of said Department, and original of said plan accompanies this License, and is to be referred to as a part hereof.

STANDARD WATERWAYS LICENSE CONDITIONS

1. Acceptance of this Waterways License shall constitute an agreement by the Licensee to conform with all terms and conditions stated herein.
2. This License is granted upon the express condition that any and all other applicable authorizations necessitated due to the provisions hereof shall be secured by the Licensee prior to the commencement of any activity or use authorized pursuant to this License.
3. Any change in use or any substantial structural alteration of any structure or fill authorized herein shall require the issuance by the Department of a new Waterways License in accordance with the provisions and procedures established in Chapter 91 of the Massachusetts General Laws. Any unauthorized substantial change in use of unauthorized substantial structural alteration of any structure or fill authorized herein shall render this Waterways License void.
4. This Waterways License shall be revocable by the Department for noncompliance with the terms and conditions set forth herein. This license may be revoked after the Department has given written notice of the alleged noncompliance to the Licensee and those persons who have filed a written request for such notice with the Department and afforded them a reasonable opportunity to correct said noncompliance. Failure to correct said noncompliance after the issuance of a written notice by the Department shall render this Waterways License void and the Commonwealth may proceed to remove or cause removal of any structure or fill authorized herein at the expense of the Licensee, its successors and assigns as an unauthorized and unlawful structure and/or fill.
5. The structures and/or fill authorized herein shall be maintained in good repair and in accordance with the terms and conditions stated herein and the details indicated on the accompanying license plans.
6. Nothing in this Waterways License shall be construed as authorizing encroachment in, on or over property not owned or controlled by the Licensee, except with the written consent of the owner or owners thereof.
7. This Waterways License is granted subject to all applicable Federal, State, County, and Municipal laws, ordinances and regulations including but not limited to a valid final Order of Conditions issued pursuant to the Wetlands Protection Act, G.L. Chapter 131, s.40.
8. This Waterways License is granted upon the express condition that the use of the structures and/or fill authorized hereby shall be in strict conformance with all applicable requirements and authorizations of the DEP Division of Water Pollution Control.

License No. 1882

Page 4

The amount of tide-water displaced by the work hereby authorized has been ascertained by said Department, and compensation thereof has been made by the said -- Department of Environmental Management -- by paying into the treasury of the Commonwealth -- two dollars and zero cents -- for each cubic yard so displaced, being the amount hereby assessed by said Department. (0.0 cu. yds. = \$0.00).

Nothing in this License shall be so construed as to impair the legal rights of any person.

This License shall be void unless the same and the accompanying plan are recorded within 60 days from the date hereof, in the Registry of Deeds for the -- County of -- Bristol -----

IN WITNESS WHEREAS, said Department of Environmental Protection have hereunto set their hands this twenty-sixth day of October in the year nineteen hundred and eighty-nine.

Commissioner

Director

Section Chief

Department of
Environmental
Protection

THE COMMONWEALTH OF MASSACHUSETTS

This license is approved in consideration of the payment into the treasury of the Commonwealth by the said -- Massachusetts Department of Environmental Management

of the further sum of -- zero dollars and zero cents

the amount determined by the Governor as a just and equitable charge for right and privileges hereby granted in the land of the Commonwealth.

Approved by the Governor.

BOSTON,
Governor

Received & Recorded Dec. 25, 1989 at 11 hrs. 12 min. 9. M.
Attest: John L. Jones Registrar

001-hc/

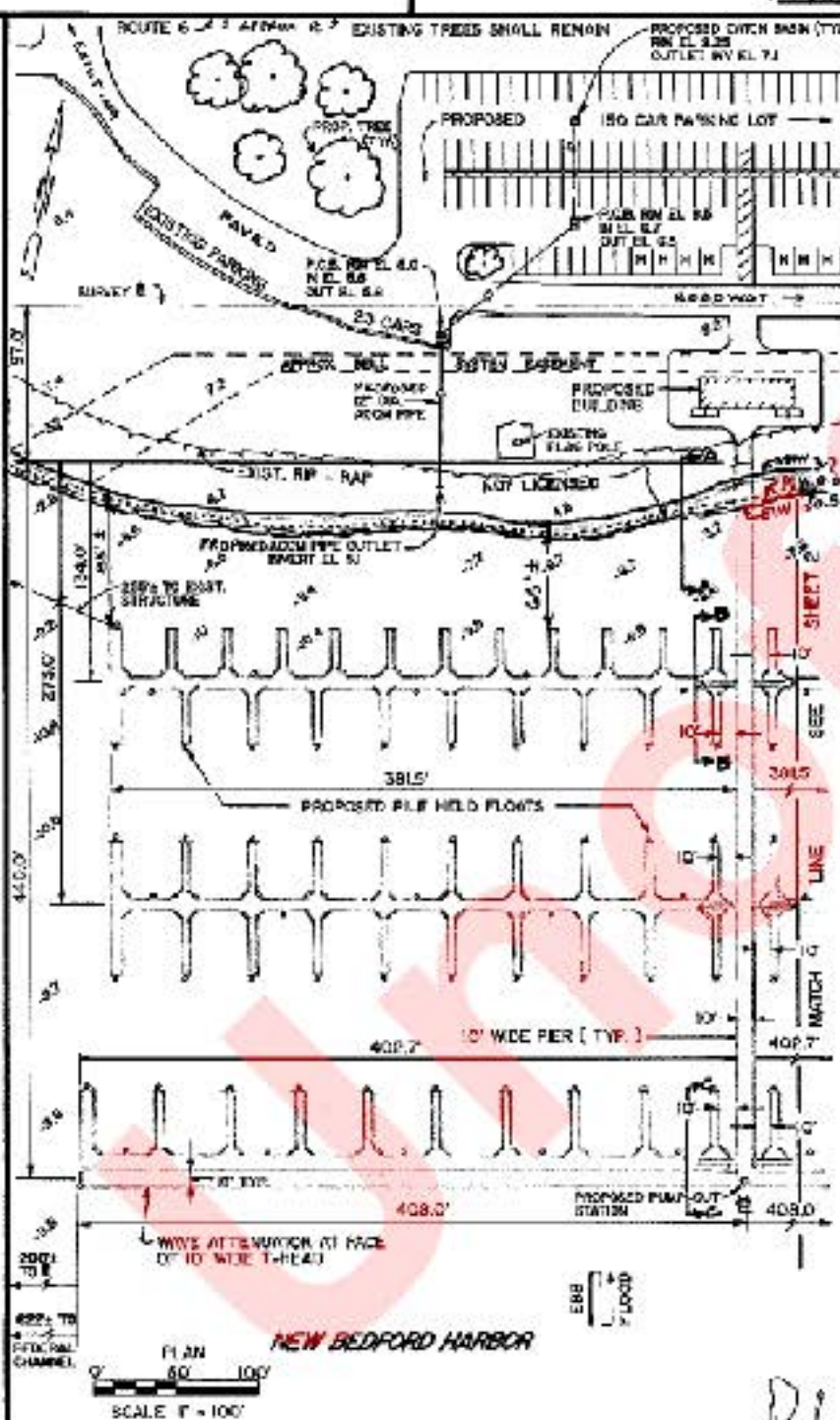
124-100

For Registry Use Only
REC'D & RECORDED
1989 DEC 28 AM 11:12
REGISTRY OF DEEDS
BRISTOL COUNTY
SOUTHERN DISTRICT

"I Certify That This Plan Has Been Prepared
in Conformance With The Rules And
Regulations Of The Registers Of Deeds."



Robert A. Braman R. L. S.



- NOTES**
1. ELEVATIONS ARE SHOWN IN FEET AND TENTHS BASED ON THE PLANE OF MEAN LOW WATER. MINUS FIGURES REPRESENT DEPTHS BELOW THAT SAME PLANE.
 2. TIMBER PILES WILL BE TREATED WITH CCA AT 2.5 PCF.
 3. ALL TIMBER ABOVE MHW SHALL BE CCA TREATED AT 10 PCF. ALL TIMBERS BELOW MHW AT 2.5 PCF.
 4. ALL HARDWARE SHALL BE GALVANIZED.
 5. MUNICIPAL USE.

ABUTTERS

WESTERLY
LEROY & ELAINE FAHUS
CAPTAIN LEROY, THE OUTDOORSMAN
ROUTE 6, POPES ISLAND
NEW BEDFORD, MA 02741

NORTHERLY
U. S. ROUTE 8
U. S. DEPT. OF TRANSPORTATION
55 BROADWAY STREET
CAMBRIDGE, MA 02142



Robert A. Braman

PLAN ACCOMPANYING PETITION OF
DEPT. OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATERWAYS
TO CONSTRUCT AND MAINTAIN
198 SLIP MARINA AT POPES ISLAND
IN
NEW BEDFORD HARBOR
NEW BEDFORD, BRISTOL CO., MA.
JULY 19, 1989
OFF. 18, 1989 SHEET 1 OF 7
BRAMAN ENGINEERING COMPANY, LTD
CIVIL ENGINEERS & SURVEYORS
258 MAIN ST., BUZZARDS BAY, MA.

WITNESSE MY HAND AND SEAL
1882
Approved by Department of Environmental Protection
[Signature]
JUL 26 1989

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For Registry Use Only

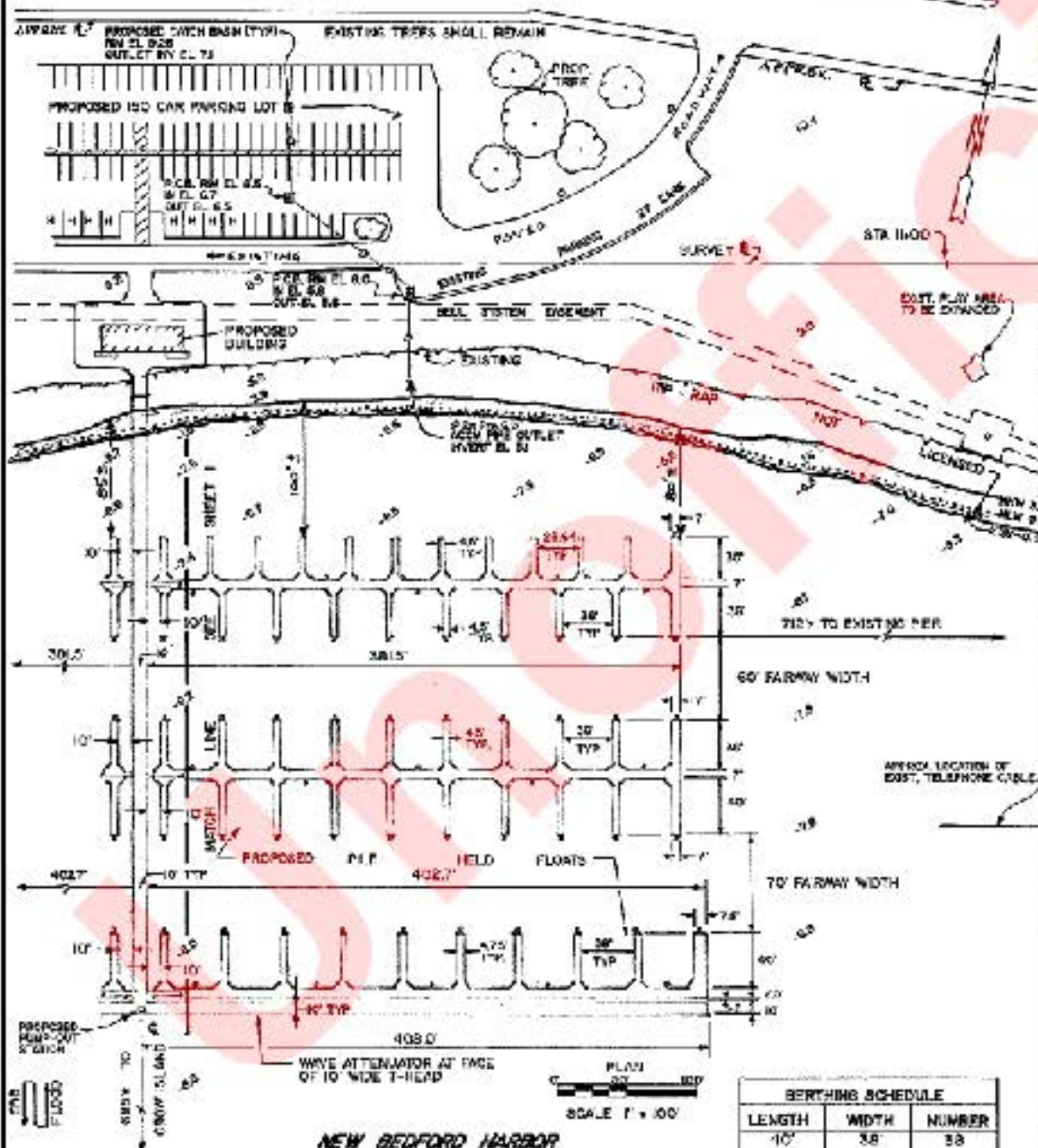
"I Certify That This Plan Has Been Prepared
in Conformance With The Rules And
Regulations Of The Registers Of Deeds."



Robert A. Braman, R. L. S.

ROUTE 6

POPES ISLAND



BERTHING SCHEDULE		
LENGTH	WIDTH	NUMBER
10'	38'	38
40'	38'	38
30'	30'	76
30'	30'	46
TOTAL		198

NEW BEDFORD HARBOR



LICENSED PLAN NO. 1882

Approved by Department of Environmental Management

OCT 26 1988

DEPT. OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATERWAYSJULY 19, 1989
OCT. 18, 1988

SHEET 2 OF 7

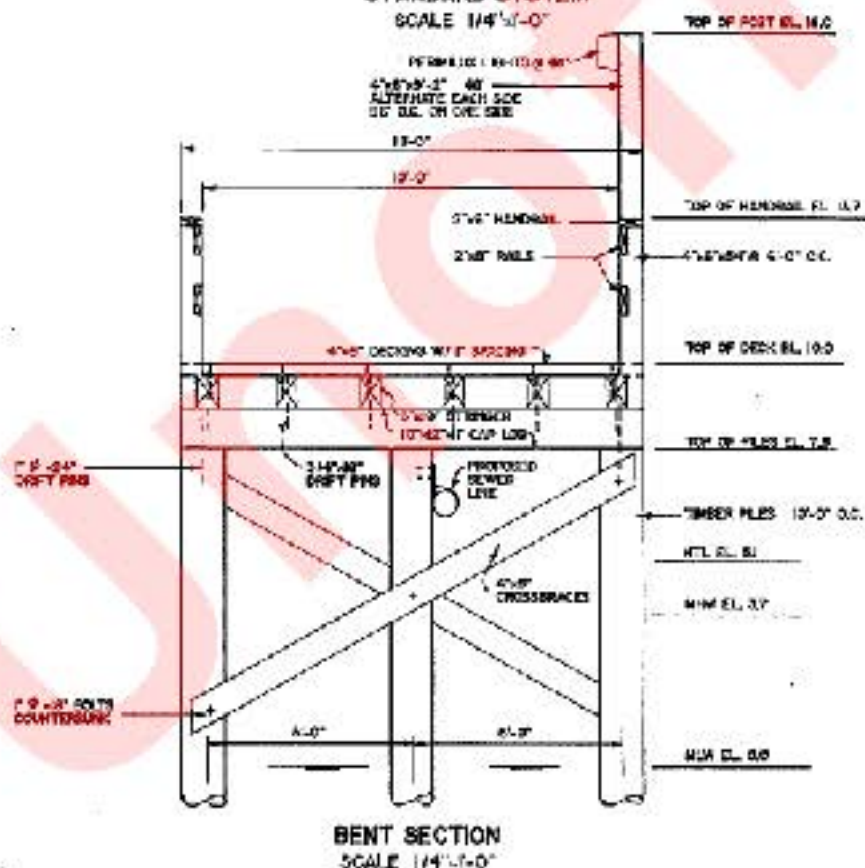
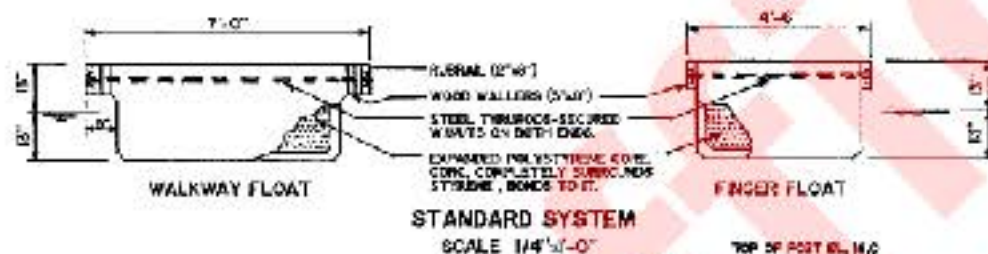
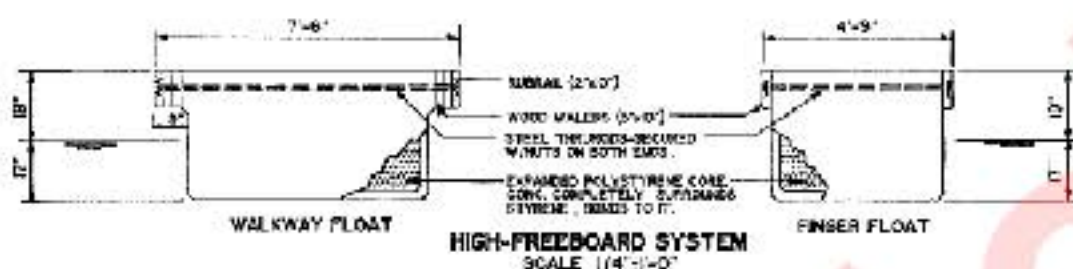
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"I Certify That This Plan Has Been Prepared
In Conformance With The Rules And
Regulations Of The Registers Of Deeds."



Robert A. Blumenthal R. L. S.



LICENSE PLATE NO. 1682
Approved by Department of Environmental Protection
OCT 26 1989

DEPT. OF ENVIRONMENTAL
MANAGEMENT
DIVISION OF WATERWAYS

~~JULY 19, 1989~~
~~OGT. 19, 1988~~

SHEET 3 OF 7

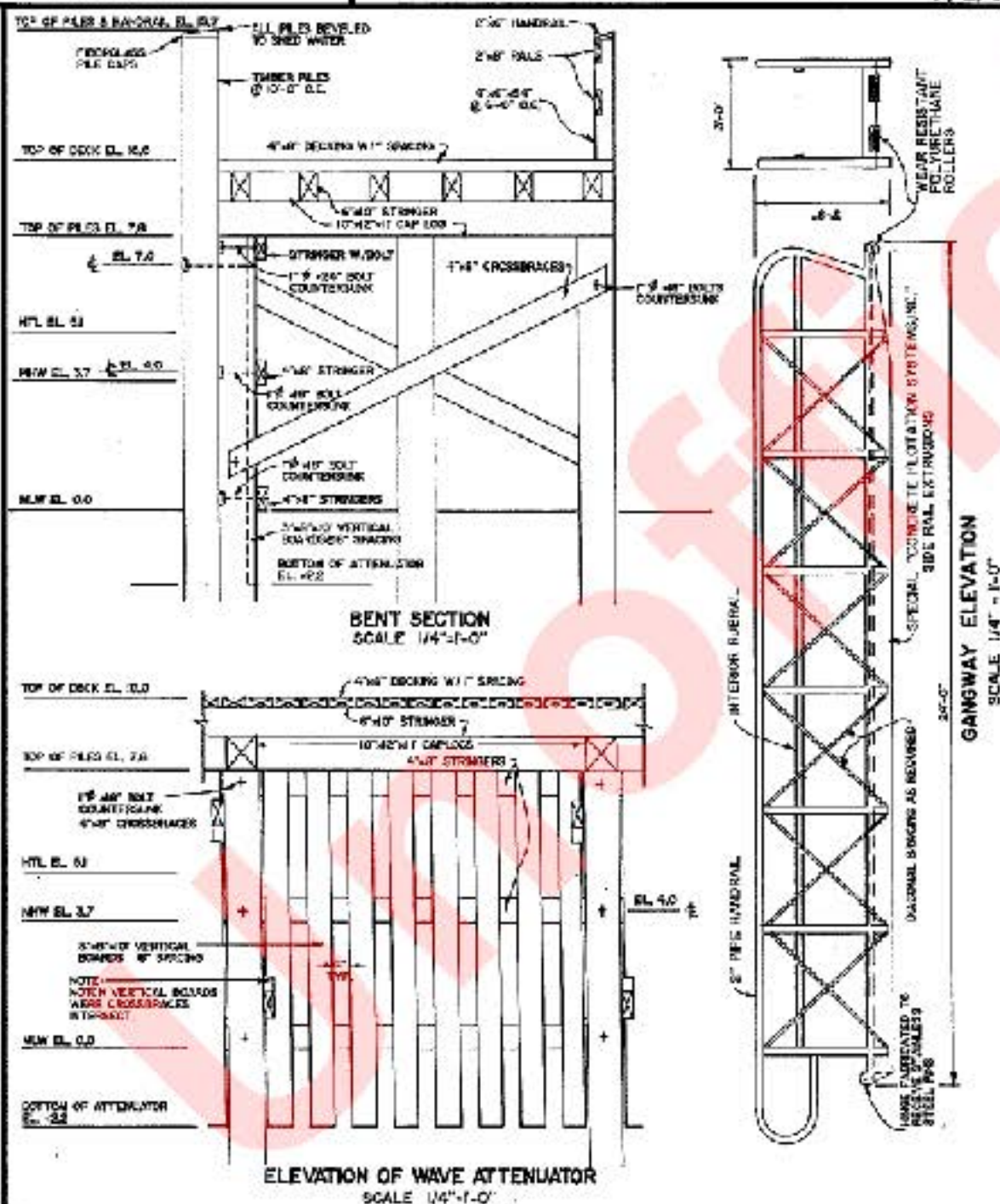
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"I Certify That This Plan Has Been Prepared
in Conformance With The Rules And
Regulations Of The Registers Of Deeds."



Robert A. Blanton R. L. S.



DISCLOSURE PLAN NO. 1882
 National Endowment for Democracy
 OCT 26 1989
 OCT 26 1989

DEPT. OF ENVIRONMENTAL
MANAGEMENT
DIVISION OF WATERWAYS

JULY 19, 1989
~~OCT. 18, 1988~~

SHEET: 4 OF 7

124-100

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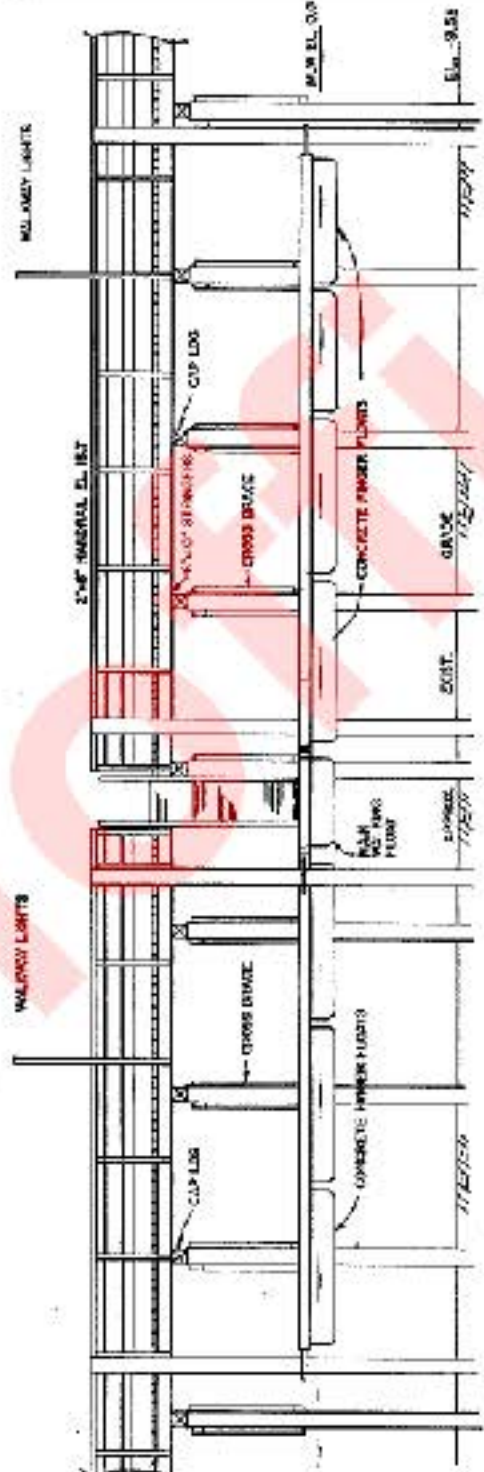
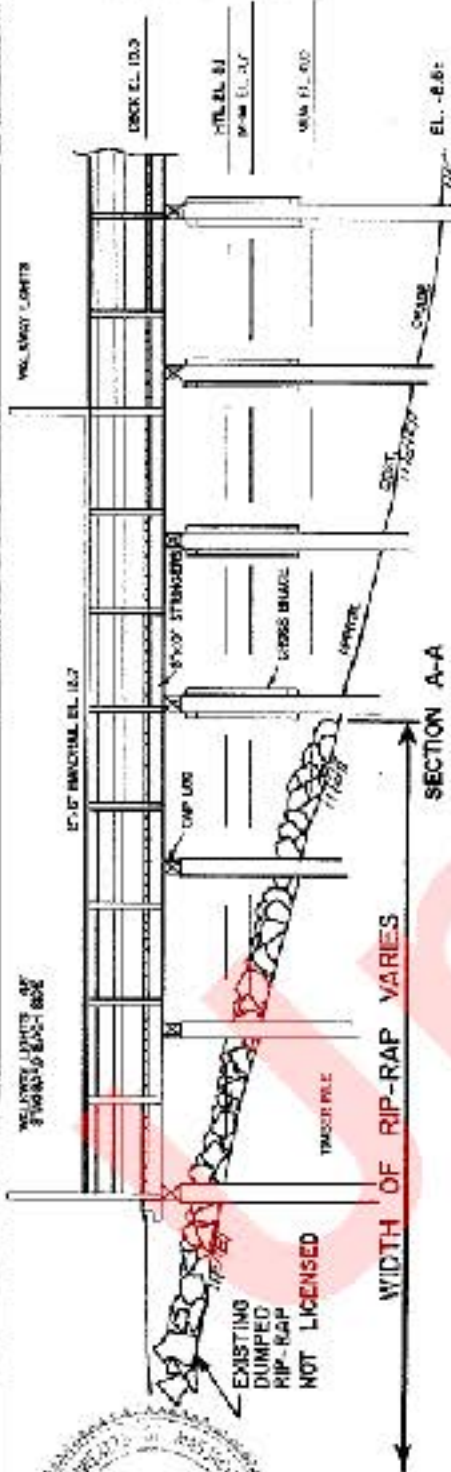
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For Registry Use Only

"I Certify That This Plan Has Been Prepared in Conformance With The Rules And Regulations Of The Registers Of Deeds."



Robert A. Braman R. L. S.



Robert A. Braman

DEPT. OF ENVIRONMENTAL MANAGEMENT
DIVISION OF WATERWAYS
JULY 19, 1989
OCT. 18, 1988
1882
OCT 26 1989

DEPT. OF ENVIRONMENTAL
MANAGEMENT
DIVISION OF WATERWAYS

JULY 19, 1989
OCT. 18, 1988

SHEET 5 OF 7

124-100

124-100

EXHIBIT B

PARE REPORT