



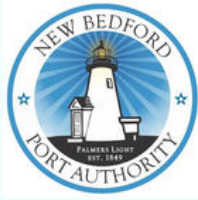
**New Bedford
Port Authority**

Request for Expressions of Interest North Terminal Activation

New Bedford, Massachusetts

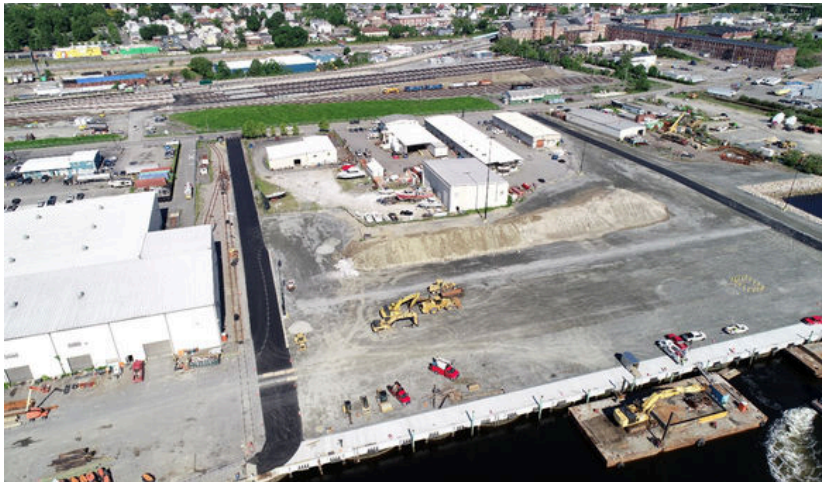


Date: March 2, 2026



Request for Expressions of Interest: North Terminal Activation

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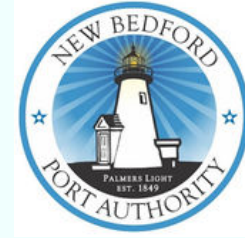


The New Bedford Port Authority (“NBPA”) is requesting Expressions of Interest for the future activation of a maritime industrial parcel known as North Terminal 1 that was recently constructed in New Bedford Harbor. The parcel encompasses a total of roughly 10 acres of upland and 995 feet of linear bulkhead. The NBPA controls North Terminal and to advance the NBPA’s mission to grow water-dependent maritime industrial activity in the Port, the NBPA is interested in potential development and activation scenarios from current or future port users.

With this Request, NBPA is seeking letters of interest to utilize North Terminal for:

- 1. Any qualifying water-dependent maritime industrial related use, including but not limited to seafood processing, vessel berthing, cargo/warehousing, offshore wind operations & maintenance, marine technology/innovation, cold storage, manufacturing or construction services**
- 2. Interest in all or a portion of the entire site**
- 3. Short term (1-3 year) needs as well as longer term (up to 30 years) interest**

BACKGROUND



The Port of New Bedford is an active and vibrant commercial port supporting a wide range of successful industries. The Port serves as the city’s greatest natural resource and most critical asset, stimulating investment, attracting new industry, creating jobs and developing a healthy economy. More than 6,800 people are directly employed by New Bedford’s commercial port. New Bedford is the number one fishing port in the nation, with nearly \$500 million in landings in 2023. At any given moment, there are over 350 commercial fishing boats in the Port, including 200 homeported vessels and more than 150 transient vessels from up and down the Eastern Seaboard.

In addition to commercial fishing, the Port supports a diverse market of cargo transport and handles more than \$230 million in shipping of bulk commodities and break-bulk cargo. Barge operations move aggregate and break-bulk cargo to the Islands of Martha’s Vineyard and Nantucket, and there are a number of facilities in the Port capable of handling dry bulk and break-bulk cargo.

The Port of New Bedford also has the distinction of currently hosting the marshalling and construction for the first commercial-scale offshore wind development, Vineyard Wind 1. The Port is uniquely positioned geographically to support offshore wind and other offshore construction projects, and it offers all the necessary port assets and services the construction or marine transportation industries would need.

In supporting all of these many uses, the Port is already crowded, and this challenge will be exacerbated with increased offshore vessel and activity in the Port coupled with its extensive and growing commercial fishing fleet, recreational boaters, cargo/freight providers, and ferry services.

ABOUT THE NBPA

The NBPA manages all City-owned waterfront property, including Homer's Wharf, Leonard's Wharf, Steamship Pier, Coal Pocket Pier, and Fisherman's Wharf (also known as Pier 3), as well as a 198-slip recreational marina at Pope's Island and 19 real estate assets. The NBPA also manages the bulkhead at the South Terminal offloading houses. The NBPA assigns moorings and enforces rules regarding use of piers, wharves, and adjacent parking areas under its jurisdiction, and issues permits for harbor events and for use of city-owned waterfront facilities.

The NBPA has, or is currently undertaking multiple port infrastructure improvement projects including the completion of a pier repair and complete fendering project at three separate commercial fishing wharves, the recent construction of North Terminal 2, the completion of a harbor-wide dredging program that will support and improve both public and private maritime industrial properties, and the ongoing \$44M reconstruction of Leonard's Wharf, one of the Port's most critical commercial fishing piers.



GOALS OF THE RFI

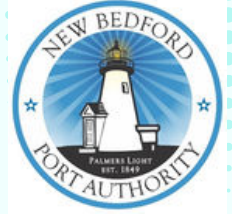


The NBPA is issuing the RFI to measure the level and type of interest from a range of potential users of the new North Terminal site. The NBPA intends to issue a formal RFP in the future, and this RFI will help inform the manner and method of the future RFP. The NBPA's primary goals for the ultimate activation of North Terminal are A.) to advance economic development and job creation in the Port of New Bedford, and B.) to generate revenues to support the Port's operations and long-term investments. Responses to the RFI will be reviewed for their ability to achieve those two priorities.

The objectives of the RFI include:

1. **Identifying opportunities to expand and enhance maritime industrial activity in the Port**
 - o Short term landside needs such as warehouse or exterior storage
 - o Long term activation and/or facility construction onsite
2. **Measuring the interest and opportunity for new seafood processing and commercial fishing support activities**
3. **Gauging the potential for activation of North Terminal to support offshore construction, including but not limited to the emerging offshore wind industry as an operations and maintenance hub**
4. **Determining additional infrastructure investments or other improvements necessary or desirable to activate the site**

DESCRIPTION OF NORTH TERMINAL



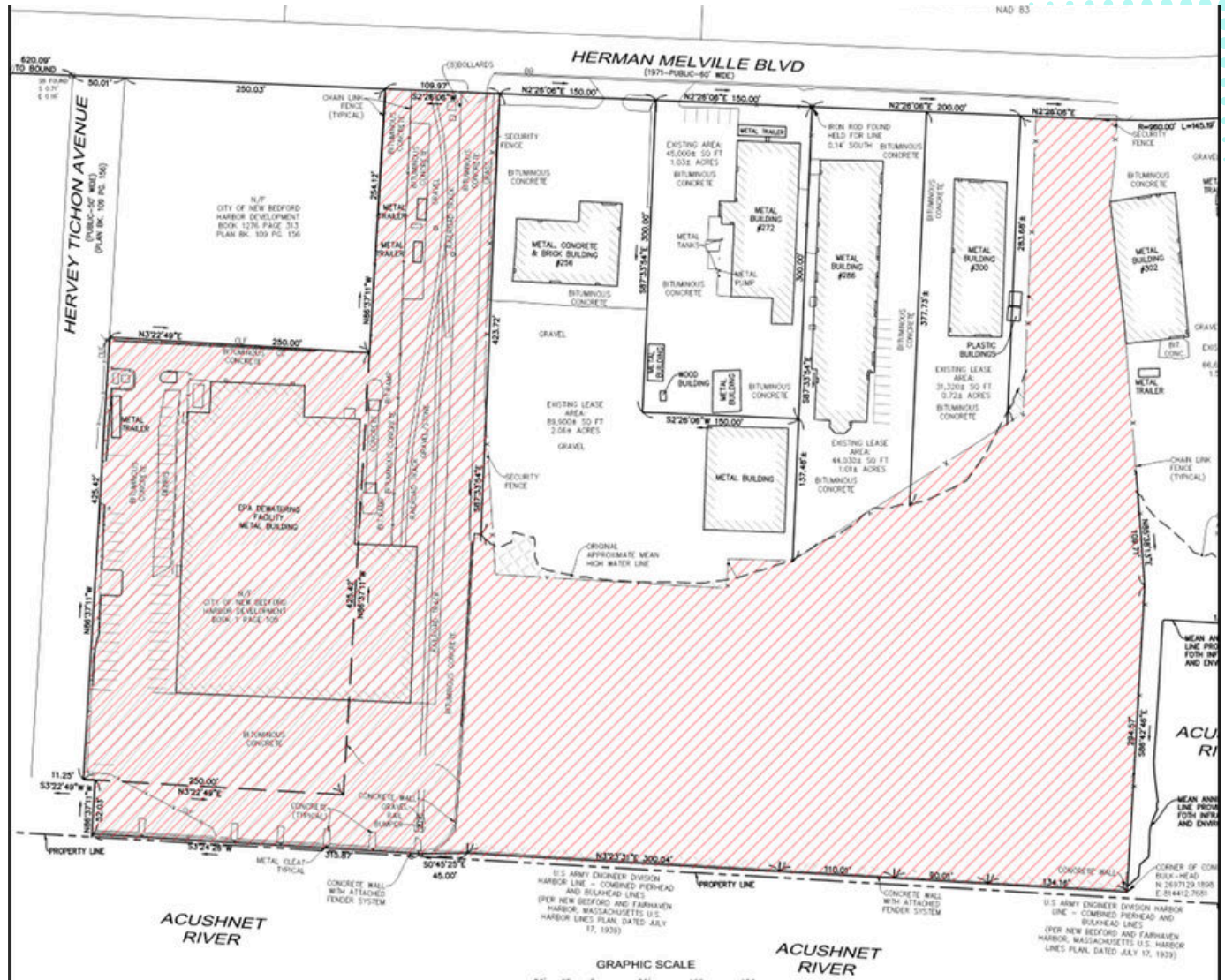
North Terminal lies in the northern portion of what is known as the Lower Harbor in New Bedford. It is approximately 800 yards north of the New Bedford-Fairhaven swing bridge, as shown in Figure 1. (more on the bridge operations and replacement plans below).



Figure 1, Upper Harbor Site Map

When activated, North Terminal will provide a mid-level facility with moderate loading capacities that does not exist in the Port of New Bedford. North Terminal in total will provide:

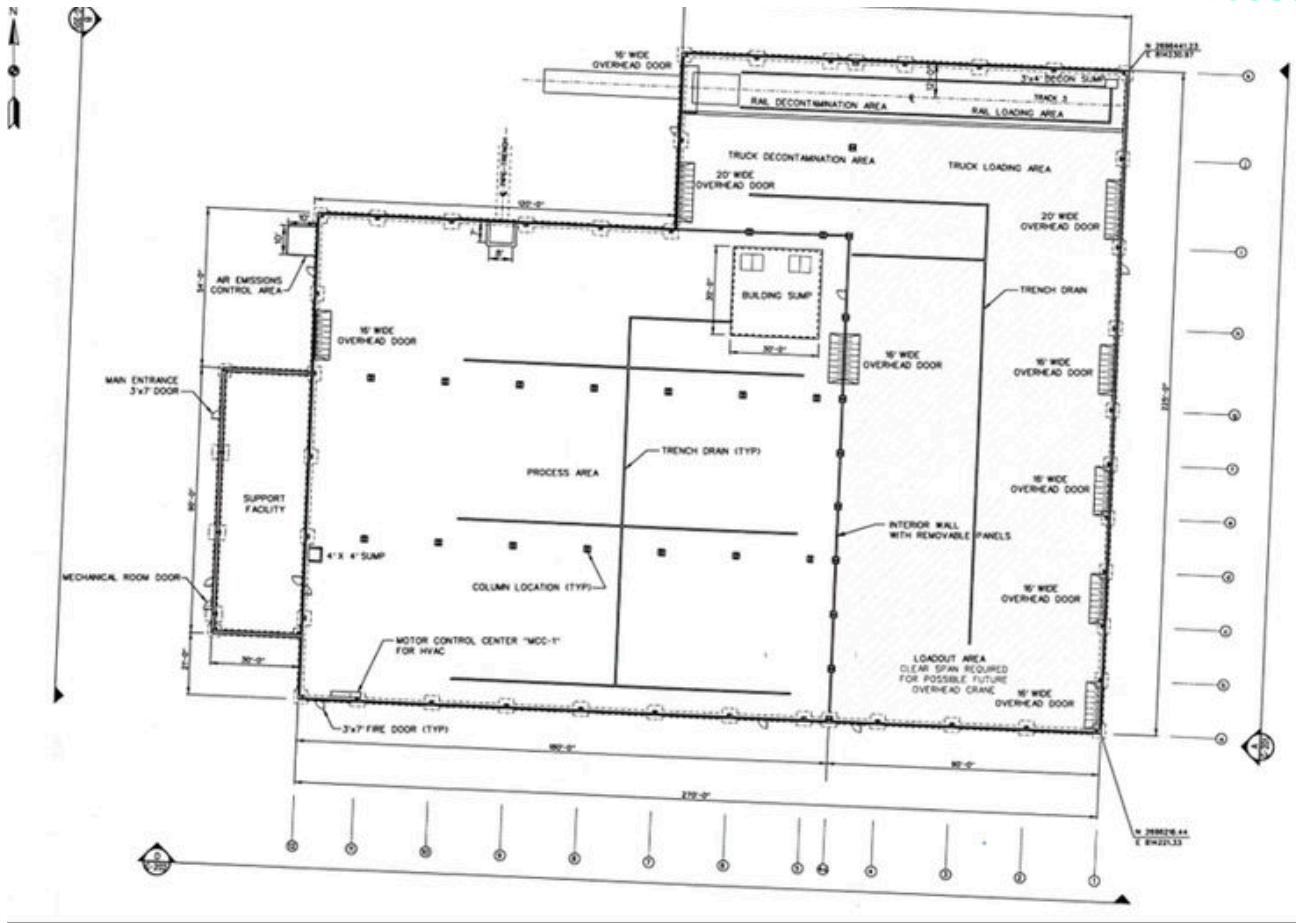
- 995 +/- linear feet of bulkhead with a berth depth of 23 ft
- Water, electricity, at multiple locations along quayside
- 10 acres of terminal space
- 56,000 square foot warehouse with multiple truck bays on eastern end of the site
- Rail access directly to the warehouse and to the bulkhead
- Three entrances for site access, two on the western boundary, and one on the northern boundary adjacent to the Warehouse



Three private businesses currently lease property from the NBPA to the western/landside of the new Terminal. Each of those businesses holds a right to match the highest offer for a long-term lease for the portion of the new Terminal for which they have such rights. More detail on those rights and process for exercising them will be included in any future RFP that is issued by the NBPA.

Warehouse Building

The existing 56,250 sf North Terminal Warehouse's main area has clear height of 33' and the load out area of 36', seven truck bays, a truck scale, active rail line and scale into the building and exterior spur, and designated parking for approximately 65 cars.



The portion of the Terminal where the Warehouse is located is not subject to the pre-existing property rights referenced above and is thus unencumbered.

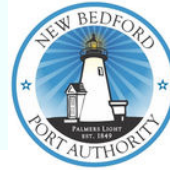
TIMELINE FOR SITE AVAILABILITY

It is anticipated that the overall North Terminal site will be made available to prospective tenants in phases. This is necessary so the NBPA can accommodate certain other temporary needs such as berthing space for fishing vessels displaced due to ongoing construction projects. The majority of the bulkhead is expected to be occupied by commercial fishing vessels until the Fall of 2026.

Portions of the North Terminal Warehouse and the upland areas can be available for short-term rental immediately. Depending on RFI responses, it is possible a portion of the bulkhead in front of the warehouse building could be kept open for temporary loading and unloading of vessels related to the proposed warehouse uses in Phase 1.

Later in 2026, the NBPA may issue a formal RFP for the site – either for the entire site or for select areas – for lease terms of 1-30 years.

SUBMISSION GUIDELINES



RFI SCHEDULE

RFI issued **March 2, 2026**

Questions Due **March 16, 2026**

Question Responses **March 23, 2026**

RFI Responses Due **April 10, 2026**

The goal of the RFI is to receive general levels and types of interest for the activation of North Terminal 1.

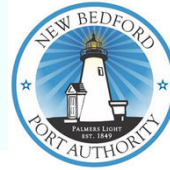
Submissions should include:

- A general narrative concept of the proposed use for one or more of the project Areas
- An explanation of how the proposed usage advances the two goals of A.) economic development and job creation and B.) revenues to support the Port's operations and long-term investments
- If known, an overview of the project team/entity that will utilize the site
- General description of project financing – public and private sources, etc.
- Any additional improvements, construction or other infrastructure that will be required to activate the site for the proposed use
- Timing to commence activity and anticipated length of time for proposed use
- Optional: Provide information on any preferred equipment, utilities, or infrastructure to be available at North Terminal that would be advantageous or necessary for your intended use.

No financial details or proposed lease rates or terms are to be submitted with response. Details related to financial terms and a project's financial viability will be saved for the future RFP. However, respondents should anticipate that a future RFP will be based on competitive market lease rates and terms and will include standard provisions including participation rent and transaction rent. Any lease for North Terminal 1 must also comply with the provisions of MGL Chapter 30B, which governs the length of leases on publicly-owned land.

(Continued on Next Page)

SUBMISSION GUIDELINES



DEADLINE FOR QUESTIONS

Questions may be submitted via email to:
john.regan@newbedford-ma.gov
Questions are due by 5:00 pm March 16, 2026.

NO OBLIGATIONS

This RFI is being issued to gather information for planning purposes only. It does not commit the NBPA to taking any additional steps, including any future issuance of an RFP. NBPA bears no responsibility for costs incurred in responding to this RFI and responding to the RFI does not entitle respondents to any rights or incur any contractual obligations on the NBPA. The NBPA may extend the deadline for this RFI, suspend this RFI, or make any other changes at its sole discretion. (Blair, this is for you to edit.)

SUBMITTAL DEADLINE

RFI responses are accepted anytime up to 5:00 pm on April 10, 2026, and may be delivered either by hard copy or via email to:

Gordon M. Carr
Executive Director
New Bedford Port Authority
123 MacArthur Drive
New Bedford, MA 02740
Gordon.carr@newbedford-ma.gov

