

Community Preservation Committee
May 22, 2018
Police Station Conference Room

1. Call to Order

Chair Mike Dissette called a regular meeting of the Community Preservation Committee to order at 7:05 p.m.

2. Roll Call

In attendance were Mike Dissette, Don Little, Jane Healey, Paul Healy, Dan Koen, Steve Sawyer, Sarah White and Mark Rosen. Sarah White departed the meeting at 7:15 and re-entered at 7:50. Kate Newhall-Smith was also in attendance.

3. FY2019 Applications for CPA Funding

Supporting Development and Preservation of Affordable Housing

Affordable Housing Trust

\$150,000

Judy Tymon said the affordable housing situation in Newburyport is dire. Between 2000 and 2016 the number of rental units in the city declined 20%. During the same period of time the poverty level increased. The City intends to issue an RFP for the Brown School after Youth Services has been relocated to a new space. The Affordable Housing Trust is advocating for an affordable housing project at this location. The Trust's funds could be used for predevelopment costs or to provide the match that is required for all One-Stop applications. The funds might also be used to negotiate with a market rate developer to provide more affordable housing units than the 12% required by inclusionary zoning.

The Trust is also in the process of developing a new program to help non-profit organizations with a high turnover rate in their affordable units, such as the YWCA, Turning Point, Link House or the Jeanne Geiger Crisis Center. Up to \$5,000 could be used per affordable unit to furnish needed items, such as new appliances or carpeting. Of the \$150,000 requested, \$50,000 would be put towards the new grant program.

Edible Avenue – Rail Trail

Friends of Newburyport Trees

\$7,600

Jane Niebling described the plan to create a garden of edible native plants that would be open to the community for foraging. Some members of Women in Action have expressed interested in maintaining and helping to install the garden. The funds requested would be used for planning and installing the garden, signage and the services of a professional waterer for two years.

Exterior Woodwork Restoration

Newburyport Public Schools

\$59,040

Steve Bergholm said the first two phases of the project to restore the exterior woodwork at the high school, which began in 2012, have been completed. The third phase mainly involves the restoration of the cupola and would be completed during the summer of 2019. The mayor has informed him the City would not contribute to the project from the capital campaign. The cost of

Community Preservation Committee
May 22, 2018

the work is estimated at \$198,000. The CPC awarded \$125,000 for the project in the last grant cycle, which was not sufficient to begin the work. The \$59,040 requested would close the gap when added to the \$14,000 remaining from the second phase of the restoration project. Dan Koen commented the project, which has been ongoing for several years, is well structured and Mr. Bergholm is doing a good job of managing it. He said the building contributes to the beauty of High Street and is a benefit to the community as a whole. He believes the restoration funds should not come from the school budget.

Slate Roof Replacement

Custom House Maritime Museum

\$101,914

Ken Jackman said during an emergency roof repair last year, it was found the entire granite portico is resting on one course of bricks. In the 1970s the repair work on the roof was not done correctly. The emergency repair work stopped the infiltration of water into the museum. As a result, donors have obligated funds for the restoration of the second and first floors of the museum. There would be a cost efficiency to repairing both sides of the roof at the same time. Of the \$101,914 requested, just over \$95,000 would be used to repair the slate roof in a historically accurate manner. The remaining funds would be used to install snow rails to protection pedestrians on the walkways around the building. The museum would be able to raise \$20,000 to \$25,000 in the next six months to contribute to the project.

4. Minutes

Dan Koen moved to approve the minutes of the April 24, 2018, meeting. Sarah White seconded the motion. The motion was unanimously approved.

5. Other Business

- The Senate budget committee has voted to approve a 30% increase in the filing fees at the Registry of Deeds. The additional monies would be added to the trust fund to boost the State match to closer to 30%.
- Don Little pointed out at least five grant recipients have outstanding preservation restrictions. Kate Newhall-Smith said the restrictions for the Unitarian Church and high school are close to being done. She will contact the Methodist Church. The work has been completed but the preservation restriction has not been drafted. The funds have not been requested and could be put back in the pot if the church has decided they are not needed.

6. Upcoming Schedule

The next meeting of the CPC is scheduled for Tuesday, June 26, 2018 at 7:00 p.m.

7. Adjournment

The meeting was adjourned at 8:16 p.m.