

Community Preservation Committee

Meeting Minutes

March 9, 2011

City Hall Auditorium

1. Call to Order

A regular meeting of the Community Preservation Committee was called to order by Chairman Mike Dissette at 7:00 p.m.

2. Roll Call

In attendance were members Mike Dissette, Paul Healy, Mary Lou Gagnon, Judith Grohe, Margaret Welch, Don Walters and Bob Uhlig. Also in attendance was Emily Wentworth.

3. General Business

• Minutes

Mary Lou Gagnon moved to approve the minutes of the February 22 meeting. Paul Healy seconded the motion. The motion was approved with Don Walters abstaining.

4. 2011 Applications for Community Preservation Funds

• YWCA of Greater Newburyport

11 Market Street Housing Expansion

\$120,000

YWCA Executive Director John Feehan discussed the planned expansion of 11 Market Street that had been put on hold due to the state of the economy and the lack of funding sources. The YWCA is now ready to move forward with the project to add five affordable housing units to the property. The YWCA has entered into an MOA with LD Russo, which has experience with affordable housing projects. Nat Coughlin of LD Russo spoke about the project and said architect Andy Sidford has incorporated many improvements for the property into the plans. Mike Dissette asked to receive information on the cost of relocating the tenants while the work is being done. Paul Healy asked that the figures for the cost of rehabilitating the existing units be provided as well as the cost of the new units. The sum of \$120,000 is being requested in addition to the \$60,000 that was committed to a previous year's application but has not yet been awarded. Bob Uhlig explained that requests made to the CPC exceed the amount of funding available and asked how the project would be impacted if the full \$120,000 were not received. Nat Coughlin said the funds would be sought from other sources and local supports helps to attract other funding.

• American Training, Inc.

Milk Street Affordable Housing Restoration

\$49,450

Art Brady said American Training, Inc. is a private non-profit corporation hired by the Commonwealth to manage group homes for disabled individuals. The goal of the program is to integrate the homes' residents into their communities. The house on Milk Street is old and inefficient. American Training, Inc. is applying for funding to improve its condition. Mike Dissette asked about the status of the tenancy with DHCD and the Newburyport Housing

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Authority, saying the CPC does not often receive applications from tenants. Emily Wentworth read a letter from Christine Cashman that stated the Housing Authority supports the use of CPA funds for the replacement of an existing boiler, but this support would be withdrawn if the funds were not placed under the control of the Newburyport Housing Authority. The Housing Authority does not support the use of CPA funds for the portion of the application relating to kitchen improvements. Public procurement procedures must be followed for the work. Mary Lou Gagnon said the rental income does not cover the expenses of maintaining the property and the Housing Authority is not able to provide much funding. She said the work on the boiler is essential. Mike Dissette said he would like to receive an update on the status of the lease. He also would like to review the deed restrictions. Emily Wentworth said even if the lease were not to be renewed with American Training, Inc., the property would remain affordable in perpetuity as is it owned by the Newburyport Housing Authority.

**• City Of Newburyport Office of Planning and Community Development
Newburyport Housing Rehabilitation Program
\$125,000**

Andy Port said that many of the structures that are rehabilitated through the program are historically significant. The City does not meet the demographics of the program as well as other communities and does not receive much funding as a result. Emily Wentworth added that the staffing for the program in the City has been dramatically reduced.

5. Other Business

Emily Wentworth said the City Auditor has determined that money in the general fund would not be available for use until after the end of the fiscal year. The award of \$3,700 for the Bartlet Wharf Timber Conservation project that was approved for recommendation at the February 22 meeting will not be submitted to City Council until after June 30.

Bob Uhlig reported that it is unlikely that Senate Bill 90 would be passed in the upcoming year.

6. Upcoming Meetings

The next regular meeting of the Community Preservation Committee will take place on March 22 at 7:00 p.m.

A joint meeting of the Community Preservation Committee and the Newburyport Affordable Housing Trust will take place on April 12 at 7:00 p.m.

7. Adjournment

Paul Healy moved to adjourn the meeting at 8:15 p.m. Bob Uhlig seconded the motion. The motion was unanimously approved.