

## **Community Preservation Committee**

May 24, 2011

Police Station Conference Room

Meeting Minutes

### **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, Judith Grohe, Don Little, Jane Healey, Mary Lou Gagnon, Don Walters, Margaret Welch and Bob Uhlig. Also in attendance was Emily Wentworth.

### **3. General Business**

#### **• Minutes**

Paul Healy moved to approve the minutes of the March 22 meeting as submitted. Bob Uhlig seconded the motion. The motion was unanimously approved.

Paul Healy moved to approve the minutes of the April 26 meeting as submitted. Mary Lou Gagnon seconded the motion. The motion was approved with Don Walters abstaining.

### **4. Review of and Voting on Recommendations for 2011 Funding**

Mike Dissette explained the committee would vote on which applications it would recommend to City Council to be funded. The recommendations would include the amount of the appropriation and any conditions the committee might wish to apply. City Council would vote to accept or reject the recommendation. Councilors may decrease, but may not increase, the amount of a recommended appropriation. The committee might also recommend that funds be put in reserve in anticipation of future projects.

The total revenue for FY2011 is \$760,778, which assumes that the current estimate of the state match of 25% is correct. The funds committed for the open space and City Hall bonds total \$343,907, reducing the amount available to \$416,871. The local revenue is currently \$602,517. The state match is estimated at \$150,629 and the estimated interest is \$7,632. The administrative expense includes the payment of \$2,500 for dues for membership in the Community Preservation Coalition. Mike Dissette said last year the state match was less than expected and therefore the amount recommended for funding should be lower than the total amount of available funds. Don Walters suggested a cushion of \$10,778, which would lower the total revenue to \$750,000 and the available revenue to \$406,093.

A straw vote was taken to determine if any of the applications would be preliminarily eliminated. At least five committee members were willing to support each of the applications to some extent.

In a memo dated May 19, the Affordable Housing Trust offered funding recommendations for the committee's consideration. Don Walters suggested that the Milk Street Affordable Housing Restoration project be awarded \$4,000, as he believes the estimate for the boiler work is too high. He and Paul Healy thought the YWCA Affordable Housing project should receive \$100,000, which is more than the amount recommended by the Affordable

Community Preservation Committee  
May 24, 2011

Housing Trust. Mike Dissette recused himself from the discussion pertaining to the YWCA application. Emily Wentworth explained the memo from the Trust did not mention that it was contributing \$50,000 of its own funds to the project. She said the YWCA had requested \$150,000 from the Trust. The Trust decided to award a lower amount because the Y has not yet spent all of the money it has received from the CPC to date. The lower amount would be enough to attract other funding sources and would give the Trust the opportunity to evaluate the Y's new management system. Mary Lou Gagnon said the CPC asked for a recommendation from the Trust and its figures should be used. The Newburyport Housing Authority would administer the Milk Street project rather than American Training, Inc, which was the applicant. Paul Healy said he would support an award of \$50,000 to the YWCA and would recommend placing \$50,000 in the Affordable Housing reserves.

The discussion turned to the historic preservation applications. Mike Dissette said the churches are an important part of the city's historic landscape and are often available for community programs. He said the churches have made good use of the funds they have received, with the exception of Belleville Congregational Church, which does not yet have a track record because it has just submitted its preservation restriction for review and has not spent all of the CPA funds it received last year. Margaret Welch said the members of the churches' congregations have been very generous but have given all they are able. Jane Healey said she was concerned that only one estimate was received for the roof at Old South Church. Pastor Rob John said the estimate is from a reliable individual who has been involved with patching the roof. Bob Uhlig questioned if the City should be responsible for maintaining a church's infrastructure. Margaret Welch responded that the churches are landmarks and Old South Church attracts many tourists. Mike Dissette said the CPC has contributed towards the repair of two facades and the roof of St. Anna's Chapel. The capital campaign committee at St. Paul's Church wants to bring the project to a conclusion and make the chapel watertight. Paul Healy said the Belleville Congregational Church has retained enough of its CPA funds to keep working on its projects through the upcoming year. The CPC had asked for more estimates, which were not received. The church should look for matching grants and seek funding next year with a stronger application. Paul Healy also said because resources are so limited he would not recommend funding the Rediscovering Caleb Cushing project, while Margaret Welch said the former mayor played a significant role in the history of the city and the CPC should contribute to the committee's efforts. Bob Uhlig said the members of the Rediscovering Caleb Cushing committee have worked very hard and have spent their own money on the project. Mike Dissette said the Chamber of Commerce could choose to initially install fewer pavers on the Clipper Heritage Trail if it were to receive less than the amount requested. Margaret Welch said she believes the Chamber is capable of raising funds more easily than other applicants. Paul Healy said the Chamber should seek funding again next year with a more detailed application.

Paul Healy suggested that \$50,000 be placed in the open space reserves. Other members favored this recommendation, with the exception of Don Walters, who said he would not recommend that any additional funds be placed in reserve. Judith Grohe said it is important to have the funds available when an opportunity arises. Bob Uhlig said the Moseley to Maudslay Trail Connection project should be funded to some degree in order that the design is taken into consideration during the construction of the Whittier Bridge. Funding would also indicate to the Mass. Department of Transportation that the City is committed to the project and would

Community Preservation Committee  
May 24, 2011

therefore be more likely to fund the construction. Jane Healey was concerned that not enough funding would be awarded for the project. Emily Wentworth said funds from the open space reserve could be used if necessary. Bob Uhlig suggested that \$86,000 be awarded for the Rail Trail for design development drawings.

Paul Healy moved to fund the YWCA Affordable Housing project in the amount of \$50,000. Margaret Welch seconded the motion. The motion was approved with Mike Dissette abstaining.

Paul Healy moved to fund the Newburyport Affordable Housing Trust Reserve in the amount of \$20,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the Newburyport Housing Rehabilitation Program in the amount of \$75,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the Milk Street Affordable Housing Restoration project in the amount of \$11,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the Down Payment Assistance and MLS Input-only Listing Service programs in the amount of \$50,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the Old South Church Roof Restoration project in the amount of \$20,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the St. Anna's Chapel Restoration Project in the amount of \$15,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the Rediscovering Caleb Cushing project in the amount of \$3,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the Oak Hill Cemetery Gravestone Restoration Project in the amount of \$2,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the Moseley to Maudslay Trail Connection Project in the amount of \$45,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund the Clipper City Rail Trail Extension Project in the amount of \$53,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to fund administrative expenses in the amount of \$12,000. Margaret Welch seconded the motion. The motion was approved.

Paul Healy moved to approve the Open Space bond payment of \$136,619. Margaret Welch seconded the motion. The motion was approved.

Community Preservation Committee  
May 24, 2011

Paul Healy moved to approve the City Hall bond payment of \$207,188. Margaret Welch seconded the motion. The motion was approved.

Don Little asked about the need for conditions. Mike Dissette said that none would be necessary. No new preservation restrictions would be required and the submission of quarterly reports is a standard condition.

**6. Adjournment**

Paul Healy moved to adjourn the meeting at 9:10 p.m. Mary Lou Gagnon seconded the motion. The motion was unanimously approved. The next meeting of the CPC will take place on June 28.