

Community Preservation Committee

Minutes
April 21, 2020

Members Present: Ellen Preston, Hank McCarl, Barbara Silberman, Co-chair, Jennifer-lee Levitz Aronson, Pamela Tobey, Catherine Schlichte, Co-chair, Bob Whitmarsh, and Heidi Wakeman.

Absent: John Feener.

Members of the public: None.

Staff: Mayor Sefatia Romeo Theken; Jill Cahill, Community Development Director; and Jaimie Corliss.

Meeting called to order 6:03 PM by Catherine S.

Item # 1 Approval of minutes from February 18, 2020

MOTION: Hank M. moved to accept minutes for February 18, 2020. Seconded by Ellen P. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. abstain; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Item #2 Extension of Maritime Gloucester Grant

Jaimie C. updated the group on Michael DeKoster's request for an extension of the Maritime Gloucester project through December 31, 2020. The Committee requested that a formal update and revised timeline be provided as part of the contract amendment process.

MOTION: Hank M. moved to extend the grant for Maritime Gloucester's Marine Railways project. Bob W. seconded. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. abstain; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Item #2 Stage Fort Park Advisory Committee Off-cycle Eligibility

Catherine S. reviewed the eligibility form for the Stage Fort Park Advisory Committee's Fort Area Restoration and Lucy Davis Pathway Construction Plan. She stated it is her belief the project is eligible to be considered off-cycle. She added that a full application would need more detail on the budget and what the design contractor will be providing. Catherine S. and Barbara S. expressed they would like a meeting with the DPW to discuss how SFP projects are being overseen and completed. Barbara S. expressed concern over the three different applications currently before the committee and in what order they would be completed. She does not believe this is an emergency and does not believe it needs to be considered off-cycle. There was further discussion regarding the off-cycle application.

MOTION: Hank M. moved to approve the Stage Fort Park Advisory Committee off-cycle application for design and construction plans at the Fort Site. Seconded by Bob W. Roll call

vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. abstain; Barbara S. no; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Action Inc

Allison Lex presented on Action Inc's Tenant Based Rental and Mortgage Assistance (TBRA) Program off-cycle application. Clients served would be at or below 80% AMI and receive assistance for a 6 month time period with supportive services. Additional funding will help to meet increased need due to COVID pandemic. Jen Beloff, Action Inc, added that the TBRA Program has been running for nearly 20 years to prevent eviction. Landlords commit to not evict tenants while enrolled in the program. Barbara S. asked how many calls/requests for assistance have been received. Allison L. responded that the current month had seen double any previous months and that number is anticipated to continue to grow. Catherine S. asked if 20 households would be served specifically by CPA funds. Allison L. confirmed yes. Jen B. added that as clients return to paying their whole rent it is a sliding payment. Action Inc has a housing attorney on staff to help navigate any legal issues. Barbara S. asked if Action Inc has the capacity to handle more families. Allison L. responded they have received CSBG funding and will receive additional funding to hire more staff to handle the increasing demand. Mayor Sefatia Romeo Theken spoke on behalf of Action's application. She stated there is a lot of demand for this type of funding and continued by thanking Action Inc for stepping up to serve the needs of Gloucester during this time. Jill Cahill, Community Development Director, spoke in support of this project and funding the tenant based rental assistance. Jennifer-lee A. asked if Action Inc requested enough funding. Jill C. stated that needs to be determined by the Committee, but that Action Inc. was encouraged to request as much as they thought they could handle. Hank M. expressed his support. Bob W. expressed his support of Action Inc. and this application. Catherine S. stated she is not normally in support of rental assistance funding as a use by CPA, but the current circumstances are in merit. Barbara S. asked for the balance of the Community Housing Reserve. Jaimie C. responded that it is currently at \$290,000. There was further discussion regarding how much funding should be allocated to this project.

MOTION: Hank M. moved to approve Action Inc's Tenant Based Rental and Mortgage Assistance project in the amount of up to \$150,000.

There was discussion regarding the amount to be funded. Catherine S. and Bob W. expressed their support of \$100,000. Hank M. amended the motion to be "in the amount of up to \$100,000". Seconded by Bob W. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Item #5 Project Eligibility Letters

YMCA - 71 Middle Street – Catherine S. stated that the project eligible for CPA funding, but it has not been permitted so she is unsure how it could be funded according to the CPA timeline. There was discussion regarding the eligibility of the project, but that the YMCA may want to reconsider applying at this time.

MOTION: Hank M. moved to determine the Cape Ann YMCA project for affordable housing located at 71 Middle Street eligible. Seconded by Bob W. Roll call vote: Jennifer-lee A. abstain; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. no; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

YMCA - 69 Middle Street – There was discussion regarding the CPA funding requirement that rehabilitation work to affordable housing only take place on properties initially purchased using CPA funds.

MOTION: Hank M. moved to determine the Cape Ann YMCA project for affordable housing rehabilitation to units located at 69 Middle Street eligible. Seconded by Bob W. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

William Wheat- Whistlestop Apartments – Catherine S. asked if this project was permitted. Barbara S. asked if this project could qualify because there is no building. In the eligibility they should be notified that the project is early to apply for funding and should be encouraged to return when closer to fruition.

MOTION: Pam T. moved to determine the Whistlestop Apartments project for the development of affordable housing rehabilitation eligible. Seconded by Hank M. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Ocean Alliance- Seawall Stabilization – Catherine S. introduced the Ocean Alliance project and updated current progress on past awards. The site of the former Paint Factory needs additional seawall stabilization. Bob W. stated his support for the work being done saving the Paint Factory.

MOTION: Hank M. moved to determine the Ocean Alliance project for the stabilization of the seawall eligible. Seconded by Ellen P. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Annisquam Historical Society –Stage Coach Restoration – The Committee reviewed the eligibility form.

MOTION: Heidi W. moved to determine the Annisquam Historical Society project for the restoration of the Stage Coach eligible. Seconded by Hank M. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Cape Ann Museum- Babson Alling House - The Committee reviewed the eligibility form.

MOTION: Bob W. moved to determine the Cape Ann Museum project for the restoration of the Babson Alling House eligible. Seconded by Hank M. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

City Hall Restoration Commission- The Committee reviewed the eligibility form. Bob W. stated Maggie Rosa reached out to the Historical Commission to discuss this project and expressed his support.

MOTION: Hank M. moved to determine City Hall Restoration Commission project eligible. Seconded by Heidi W. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Extreme Fishing – Preserving Gloucester’s Historic Commercial Fishing Industry - The Committee reviewed the eligibility form. Barbara S. stated it does not sound eligible. Catherine S. agreed. There was further discussion regarding the definition of historic preservation. Members expressed their support of the project, but determined it is not fundable.

MOTION: Hank M. moved to determine the Extreme Fishing preservation of the commercial fishing industry project ineligible. Seconded by Heidi W. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Stage Fort Park Advisory Committee –Lucy Davis Pathway Tie-in and Fort Rehabilitation Construction Plan - The Committee reviewed the eligibility form. Catherine S. clarified this eligibility form was for the construction of the Lucy Davis tie-in and the Fort Area. She added that it would be better suited as a recreational land - rehabilitation/restoration project than as an open space preservation project. It was discussed that this project would be more appropriate as Recreational Land – Rehab/restoration than Open Space, which is not a material change in the eligibility form. Barbara S. stated that it is eligible, but additional conversations need to be had when the full application is submitted.

MOTION: Heidi W. moved to determine the Stage Fort Park Advisory Committee Lucy Davis Pathway Tie-in and Fort Construction project as eligible under Recreational Land – Rehab/restoration. Seconded by Hank M. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Ellen P. asked if anyone knows the total cost of renovating the park for the 400th ceremony. Catherine S. stated there is currently \$820,000 worth of projects for SFP with a total request of \$390,000 from the CPA. She added that there is no current master plan.

Stage Fort Park Advisory Committee – Fort Elevations Survey - The Committee reviewed the eligibility form. Catherine S. stated the Committee does fund studies and encourages them to be the first step of any project. There was discussion regarding the disjointed nature of the three projects in front of the Committee.

MOTION: Heidi W. moved to determine the Stage Fort Park Advisory Committee Fort Elevation Study project as eligible. Seconded by Hank M. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Angela Procaccini – Long Beach Parking Purchase – Angela Procaccini spoke on behalf of her application to have the City purchase the parking lot at Long Beach. She is aware the project application may need to come from the City. Catherine S. asked if right now it is a private lot that people pay to use. Angela P. answered yes and added that she informed the City she was submitting the eligibility form, but they did not know if this was the correct procedure. Angela P. asked if the form was submitted by the City to acquire the land would it be eligible. Catherine S.

stated her opinion is that it would be considered eligible to submit an application. Angela P. stated she understands why the Committee cannot determine this form eligible and asked if the Committee supports residents having access to Long Beach. Hank M. stated that is not something that this Committee can weigh in on. Angela P. expressed her appreciation to the Committee for their attention to this matter.

MOTION: Jennifer-lee A. moved to determine the Long Beach Parking purchase as submitted by Angela Procaccini to be ineligible. Seconded by Hank M. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

City of Gloucester Department of Public Works - Fitz Henry Lane House Roof Repair - The Committee reviewed the eligibility form. Hank M. stated the need for this project. Catherine S. stated she believes it is eligible. Hank M. agreed.

MOTION: Hank M. moved to determine the Gloucester DPW's Fitz Henry Lane House Rehabilitation project as eligible. Seconded by Jennifer-lee A. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. yes; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Project updates

There was discussion regarding the 15 Pearl Street units request to remove the resident and veteran preference from the housing lottery.

MOTION: Jennifer-lee A. moved to not recommend the removal of the resident and veteran preferences in the lottery for apartments located at 15 Pearl Street. Seconded by Hank M. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. abstain; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Jaimie C. updated on cannon projects.

Catherine S. stated she is drafting a letter to the Administration to request the return of funding that was provided to Mattos Field if it is no longer used as a recreational field. Going forward projects will be required to have conservation and use restrictions on the deed. If the use changes the project will need to be refunded within a certain period. Catherine S. will make sure it is distributed to the Committee members. Catherine S. will also contact DPW to meet and discuss projects on City owned property being pursued by organizations other than the DPW.

Committee discussed extension of application deadline. New deadline will be May 21st.

Next Meeting – May 19, 2020

MOTION: Hank M. moved to adjourn. Seconded by Ellen P. Roll call vote: Jennifer-lee A. yes; Hank M. yes; Ellen P. yes; Catherine S. abstain; Barbara S. yes; Pamela T. yes; Heidi W. yes; and Bob W. yes. Motion passes.

Meeting adjourned at 8:14 PM.

Respectfully submitted,

Jaimie Corliss