

COMMUNITY PRESERVATION COMMITTEE
MINUTES FOR CPC MEETING
APRIL 16, 2013, 6:00 PM
CITY HALL, 3RD FLOOR CONFERENCE ROOM

Present: J.J. Bell, Sandy Dahl Ronan, Co-Chairs; Bill Dugan, Tom O'Keefe, Scott Smith, Karen Gallagher, Charles Crowley, and John Feener

Absent: Stacy Randell

Also present: Debbie Laurie, Senior Project Manager; Ken Costa, City Auditor

1. Approval of Minutes from February 19, 2013 and from Public Hearings for Historic and Open Space Applications

2. Ken Costa presented The Community Preservation Fund Balances for Fiscal Year 2012-2013. After we pay the Debt Service for City Hall, subtract Administrative costs, and put \$54658 aside for Community Housing, we would have about \$285,000 available to spend. We are getting back another \$35,000 from Historic projects (Sargent House and Fish Shack) not needing our award and \$165,000 from Open Space projects (FOGH and Little River) unable to use our award. So that may give us about \$335,000.

J.J. Bell brought up the issue of FOGH's \$150,000, asking Mr. Costa how we could use this money for Newell Stadium and whether Jeff Towne had borrowed yet. Mr. Towne would not do this until June. J.J. Bell is going to contact Mr. Towne with some questions about the best way forward regarding this money and Newell.

3. Sandy Dahl Ronan said that it had come to her attention that the CPC is sometimes seen as antagonistic and unwelcoming to the applicants. She stated that the CPC members ask a lot of important and good questions but that we need to be mindful of how we deliver them for she knows that we all want to be welcoming and supportive of the many projects put together by very committed citizens of Gloucester. We need to be neutral during these public hearings; it is not a time to put out our opinions. We do not want to appear as if we have already made up our minds and thus not giving projects fair consideration.

4. Deb Laurie then presented a review of the status of Rounds 1-3.

a. 2010 Awards - Of these 10 projects, 8 are completed. The Wostrel Environmental Adventure project should be completed this spring \with the final plantings. The City Hall is 95% completed. 10 Taylor Street Condominiums are completed and as of 4/16, two units have closed. The Handicapped unit still needs to find a buyer.

b. 2011 Awards - Of these 10 projects, 5 are completed. The White Ellery House has been started, but there has been no update and no change in status. As of April 16th, the last mural is being completed. The Landscape Project at the Library will be starting in a week or two. The Sargent House is canceling their project, thus funds will become available. The Little River Stream Habitat will also release their award due to complications.

c. 2012 Awards - Of the 9 projects, 6 have begun. Fish Shack Restoration has returned funds as they did not in the end need them. The contract with FOGH has terminated since the P & S was not extended and the conditions of the award stated that it would end if the P & S ended.

5. Update on Good Harbor Gateway Project. - J.J. Bell talked about our meeting with Suzanne Egan who confirmed that this contract ended by its own terms. Mr. Bell reported that he had a conversation with Denton Crews, letting him know about this meeting with Suzanne Egan and that it did not look good for us to be able to continue with the promise of the award. The CPC voted unanimously to terminate the contract. Karen Gallagher proposed the motion - that based on the conditions set forth in the award that the grant has terminated. A request that the \$150,000 be re-allocated to the appropriate CPC line item was made. A letter will be sent to Mr. Crews stating our position and thanking him for all of his hard work.

John Feener mentioned that the way we wrote the award letter was a good boiler plate format for such projects.

6. General Discussion of Round Four Applications and Follow-Up questions for Applicants - Scott Smith asked if we could look at the projects as a whole and initially not so much at how they were asking for. J.J. Bell suggested that we "Blue Sky" the discussion. John Feener immediately had two questions for each applicant: a) that they be informed and in the process of obtaining permits if relevant, and b) asking each applicant what the bottom line money need is. The committee went through the 11 Historic Preservation projects, with each member giving an initial reaction.

a. Magnolia Library -

Karen - not top on her list

Sandy - some interest in a sprinkler system, but needs back up figures for \$90,000 cost

Tom - supportive

Bill - rather give to Blynman School rehab

Charlie - come back next year with figures

Scott - rather give to this than Blynman

J.J. - more in KAG's camp

one question - how much overlap between the two Magnolia organizations?

another - need for more back up information

b. Sargent House -

KAG - money well spent

Sandy - good CPA project

John - why is the foundation falling apart - make sure money actually would fix it, may we have a copy of "conditions" report

Bill - like it - what are we paying for - more specifics besides "labor and materials"

Tom - likes it

Charlie - probably worth it - not see strong citizen supportive

Scott - totally in favor - it is a House Museum

J.J. - favor of it - good capital project

c. Thatcher Island Fresnel Lens -

KAG - favor of it, good learning tool

Sandy - favor of it, great collaborative effort between two communities

John - involves everyone, breaks down walls between 2 communities, history for all ages

Tom - likes it

Charlie - likes this

Scott - very cool

J.J. - recused self

d. Cow Barn

KAG - not the full request, but supports the history and veterans' needs

Sandy - like to give them guidance and some support, well used by public

John - no opinion

Tom - all for it - not full amount

Bill - City should share the cost - partial support

Charlie - function appealing, what is City's responsibility

Scott - concurs

J.J. - not for this at all - they have no idea what they are getting into

e. Phyllis A.-

KAG - like them, but needs to be a limit

Sandy - like to support them, but they need other supporters, we can't be their sole supporters

John - at the bottom for him; there are other new applicants

Tom - favor - partial - keep them going

Bill - partial support - repetition issue

Charlie - hesitant - not see broad base, would give them half if they could raise half

Scott - we are the only source - ambivalent - who benefits in future and now

J.J. - love them, sense of responsibility - need to wean them from us - what is their strategic plan

f. Rocky Neck rehab former Christian Science Church -

KAG - partial supporters

Sandy - good project; particular focus on handicap accessibility

John - make sure they go for their permits

Tom - on the Board - recused himself

Bill - they worked very hard to buy the place and they have many community programs - good project

Charlie - 100% behind them - great community center

Scott - support their request for making it handicapped accessible.

J.J. - classic CPA project - so thorough - detailed plans, wonderful events, also they are leveraging funds from other places, fully in favor

g. City Hall Restoration of Auditorium Windows -

KAG - already funding them so much; politics involved

Sandy - ambivalent; great work has been done, but CPA needs to balance with other wonderful requests

John - City should help pay for those windows

Tom - feels the same way
Bill - not in favor of it; wants to spread out our resources a little more
Charlie - frustrated, wishes City would step in and help, not support this
Scott - also thinks City should pay
J.J. - raising money for a public building is difficult

h. Paint factory -

KAG - not sure wants to spend \$40,000 on a non-functioning chimney
Sandy - feels like a money pit; not sure
John - no
Tom - some money - landmark, was on Board,
Bill - partial support
Charlie - ambivalent
Scott - partial
J.J. - totally against, black hole, also has international support

i. Blynman Schoolhouse -

KAG - like it; support \$48k for heating
Sandy - support heating system
John - has been a lot of volunteer work - likes that
Tom - important to support
Bill - fair share (? not sure what this means - sorry)
Charlie - likes, but can't support if not handicapped accessible; not sure if they have a permit
Scott - support if ADA compliant
J.J. - in favor

More specific questions regarding Blynman:

1. Do you have permit for project now?
2. Could you phase work stating highest priority and costs associated with each phase?
If HVAC is first thing to do, do you need to do electrical work first
3. Do you have operating plan? If so can you forward it.
4. Are the ADA requirements part of the permitting requirements?

j. Adventure -

KAG - no
Sandy - no
John - no opinion
Tom - no
Bill - no
Charlie - no
Scott - no
J.J. - no

k. City Hall Murals -

KAG - yes
Sandy - yes
John - yes, need to continue the project
Tom - yes

Bill - yes
Charlie - yes
Scott - yes
J.J. - yes

Meeting adjourned at 8:30 PM.

Relevant documents included:

1. Community Preservation Fund Balances, 2012-2013
2. Status reports of Community Preservation Committee Awards, 2010, 2011, 2012
3. Good Harbor Gateway: Status Report, April 15, 2013
4. CPA Quarterly Report - North Shore Arts Association
5. CPA Quarterly Report - Maritime Gloucester, April 15, 2013
6. Progress Report, WPA Mural Restoration Project, April, 2013
7. Progress Report, Cape Ann Museum, digitizing architectural plans from Phillips & Holloran, April 2013
8. Progress Report, Magnolia Historical Society, categorizing and scanning documents, April 2013
9. Return of CPA Grant by City of Gloucester, Planning Division - Little River, April 16, 2013

Respectfully submitted by

Sandra Dahl Ronan
Co-chair, CPC