

Gloucester Community Preservation Committee

Minutes for October 21, 2014

Members Present: J.J. Bell, Sandy Dahl Ronan, Bill Dugan, Stacey Randell, David Rhineland, Scott Smith,

Members Absent: Charles Crowley, John Feener, Joe Orlando

Staff Present: Debbie Laurie, Senior Project Manager

Others Present: Doug Parsons, Amy-Beth Healey

The Meeting was opened by Sandy Dahl Ronan, Co-chair, at 6:00 pm.

1. A motion was made to approve the minutes of September 30, 2014. Ms. Randell asked that two discussed items she felt were important be added to the minutes. Those items were that the Co-Chairs, upon the conclusion of their terms on the CPC, commit to writing some important lessons learned during the first six years of the CPC; and that the minutes show that the subject of CPC member succession be discussed at each meeting. The minutes were approved unanimously with Ms. Randell's additions.

2. Two members of the Phyllis A. Marine Association, Doug Parsons and Amy-Beth Healey addressed the CPC. Ms. Healey distributed the Association's Business Plan Summary and the Vessel Restoration Plan dated October 21, 2014. Ms. Healey informed the CPC that their Association's Vessel Restoration Plan shows a more aggressive work write-up and schedule. This change is due to the announcement of a \$200,000 award to them through the State's 2014 Capital Bond Bill. Ms. Healey presented the new restoration timeline. She and Mr. Parsons stressed the need to postpone the completion of the CPA-funded Port-side Rebuild until July 2016. This postponement is necessitated by the new aggressive work plan. The logical completion of the Port-side work comes after all the other work to be done on restoring the stern, engine room, fish hold, bow and deck. This work will take more than a year and a half.

Ms. Healey said the CPA-funded work on the stern will proceed as scheduled when the Phyllis A. is relocated from her current spot at the railways to a more permanent location in the Railways parking lot.

CPC members registered general acceptance of the need to postpone the Port-side Rebuild. However the Chair suggested a review of the motion approving the award before a formal vote is taken on the extension request.

3. Ms. Laurie provided updates on a few projects from Rounds 1-4. The High School's project will be completed in spring 2015 with the DPW's help. The City's Committee for the Arts will soon be issuing an RFP for the next phase of the City Hall Mural Restorations Project.

Due to several issues the City is unwilling to grant permission to the Magnolia Bike Club to build a Bike Park at the Magnolia Landfill. A motion was made to rescind the \$5,000 award to the Magnolia Bike Club. The motion was approved unanimously.

Ms. Laurie reported that the Harbormaster completed the work on landings at Hodgkins Cove and Lobster Cove within budget. A motion was made to return the unexpended funds, amount to be determined, to the unrestricted fund. The motion was approved unanimously.

3. Ms Laurie told the CPC she expects the City Council to vote on Round 5 projects on November 18, 2014 or December 16, 2014.

4. Mr. Bell reported that it would be an appropriate time to consider a vote to pay down the remaining outstanding debt on the Bond Anticipation Note for Newell Stadium. He noted that it should be done before it rolls into a bond next year. He said the City Auditor suggests that a memo regarding our action, if decided, be sent to the Mayor two months prior to the rollover. A motion was made to pay down the outstanding remaining debt on the BAN for Newell Stadium, approximately \$78,000, by the end of February. It was approved unanimously.

5. Ms. Dahl Ronan reported on her attendance at a Historic District Commission. The interest in attending was to discuss with the Commission the possibility of their assistance in our work on establishing appropriate historic preservation easements on properties using CPA funds. The Commission members expressed their unwillingness to offer advice on properties outside their area of jurisdiction. Ms. Dahl Ronan said that after much discussion it was decided that more input was needed from the City Solicitor on the matter. Ms. Dahl Ronan and Mr. Bell will meet with the Solicitor to further discuss the matter.

6. Ms. Randell led a discussion on the progress of obtaining “My View” articles from certain CPA grant awardees. Each member has been assigned an award recipient to assist in this effort.

7. Mr. Dugan reported on the second forum in a series on the use of CPA funds in the creation of affordable housing sponsored by the Massachusetts Affordable Housing Alliance (MAHA) titled *Housing Design: What does affordable housing look like?*. He said the forum concentrated on financing and development of affordable housing by private practitioners, a planner and a real estate development consultant. There were seven attendees. He said there was much discussion about the use of tax credits in combination with many other sources of funding needed to create affordable housing. The planner showed several examples of affordable developments designed to fit appropriately into their immediate surroundings. He said the main “take away” from the forum was the need for a good site, strong public outreach and a willing developer in order to improve chances of success in developing affordable housing. Mr. Dugan said Mr. Andrew DeFranza attended the forum and noted that he expressed his desire to do

Work in Gloucester. It was suggested that Mr. DeFranza be invited to attend one of our meetings to discuss options for development of affordable housing in Gloucester. Mr. Dugan will contact Mr. DeFranza.

8. There were items brought up under New Business: The need for members to think about possible candidates to fill the at-large seats on the CPC to be vacated by Ms. Dahl Ronan and Mr. Bell; a request was made to review the by-laws on members' attendance requirement.

9. The meeting adjourned at 7:30 p.m.

Documents used during the meeting:

1. Phyllis A. Marine Association, Inc. Vessel Restoration Plan, October 21, 2014