

**COMMUNITY PRESERVATION COMMITTEE
PUBLIC MEETING
MINUTES**

2015 PROJECT PRESENTATIONS - ROUND 6

Thursday, May 14, 2015, 6:00 PM
Sawyer Free Library, Friend Room
6 Manuel Lewis Street, Gloucester, MA

Present: CPC members: William Dugan and Stacy Randell, Co Chairs; Charles Crowley, John Feener, David Rhineland, Catherine Schlichte and Barbara Silberman

Absent: Joseph Orlando and Scott Smith

Also present: Debbie Laurie, Senior Project Manager

INTRODUCTION:

Bill Dugan called the public hearing to order and gave a brief overview of the tonight's meeting procedures. He instructed that the presentations should be brief and concise. He then explained that the CPA Committee would like guidance and input from the public regarding future CPA projects and process. There is a summary (attached) of funded CPA projects of where the money went. As you can see 78% of the awards went to historic preservation category, 7% to Conservation, etc. All of these are very worthwhile projects and the committee loves doing them and learning more and more. The committee encourages organizations to come and make proposals and public input is important to encourage a broader balance and portfolio of CPA awards. We want to hear how we have done and hope that these projects are valuable to Gloucester. The Committee utilized various city plans and studies in the areas of community development, housing, recreational and open space to guide their Community Preservation Plan that is on file now.

Committee introductions followed for the members of the Committee present. He added that some of the committee members were representatives of city Boards and Committees like Open Space & Recreational, Historical Commission, Planning Board and Community Housing. These are important to the committee and add value in the CPA decision making process. They have specific knowledge and expertise on the important allowable funding categories; housing, recreation and open space, and historic preservation. Can we use public input to bring ideas to the table also? The CPA committee already has started a housing ad hoc committee which includes, myself, Stacy Randell, Bob Gillis, Cape Ann Savings Bank, Andrew Defranza of Harborlight, Tom Daniel, Community Development Director, Tim Riley, Executive Director of Action, Inc. and Ruth Pino, Realtor and member of the City's Affordable Housing Trust. They are researching possible development sites, identifying potential developers and any other ideas to encourage affordable housing development in the community. Bill asked if anyone had any ideas; no response.

Stacy Randell commented on the summary chart of CPA funded projects, noting that the historic number is somewhat skewed because of the \$2.6M funded City Hall project. This is approximately \$215K of CPA funds per year for 13 years. Also wanted to reiterate that you don't have to be a formal organization in order to seek CPA funds; Patti Amaral for Mattos Field is a good example of that. She asked the audience if anyone had any "dream" projects that CPA could fund. Doug Parsons, President of the Phyllis A. suggested bringing back streetcars to downtown. Recycling was another project idea mentioned; John Feener stated that Cape Cod could be a good model for some ideas.

Bill then proceeded to introduce the first presenter; Council Paul McGeary asked that the St. John's project could go first as he had a City Council meeting to attend. Bill graciously acknowledged and accepted his request. Bill reiterated that the presentations remain brief and focused. Once the presentation is completed the Committee

and the audience could ask questions. Also added not to spend too much time on the background of their organization as the committee is familiar with them. Don't need to "sell yourself", stick to the project.

Bill proceeded to introduce the first project for presentation:

**St. John's Episcopal Church - Feasibility Study for Housing at St. John's Episcopal Church
CPA request - 15,000**

Reverend Bret Hayes gave a brief overview of the project. The church would like to entertain a feasibility study to build apartments that would hope to include parking on their Washington Street property. They would encourage low to moderate income housing. The project meets #5 general criteria of the Community Preservation Plan by "demonstrating practicality and feasibility and that the project can be implemented within budget and on schedule." Also, under affordable housing criteria "ensure long-term affordability." Individuals and families are finding it difficult to find affordable housing in Gloucester. Once the study is complete, they will pursue other funding sources from in the forms of grants and loans. They have received letters of support from Action, Inc. and Affordable Housing Trust.

Paul McGeary spoke in favor of the project. He stated that the church has been working on the project for three to four years now; their mission is to assist individuals and families who live in inner city. Their hope is to keep some parking below and build above. This study will look at environmental issues, zoning, construction costs, etc. They have spoken with several developers and the cost of the study seems reasonable.

Bill asked if the church as looked into other funding sources such as CEDAC. He stated that CEDAC requires preliminary plans and have not heard back from other funding sources.

Barbara Silberman, questioned what roll would the church have once the development is complete? Reverend Hayes explained that the church cannot sell the property. It would have to be leased or rented, hopefully long term. The mission of the church would be to maintain use for the benefits of the tenants and church.

Charlie Crowley stated that the CPC can only fund the "non-profit" portion of the project, not the "for profit." Would be concerned that the CPC may not be able to actually fund the study once completed.

Reverend Hayes commented that the outcome may be no construction. They are putting some of their own financial resources into project. Not sure of the actual outcome; that's why they need to the study.

Bill clarified that the CPA can fund the portion of the study that will provide housing for 80% medium income residents. Peggy Hegarty also clarified income requirements by stating that they would need to meet the state requirements for affordable housing.

Charlie stated that they need to be "up front" about the portion of the project that would be affordable.

Bill stated that they could seek guidance from the Community Preservation Coalition.

David Rhineland asked about the screening process for applicants if project was constructed. Reverend stated that no creed of faith would be an issue. Applicants would need to meet the income qualification for affordability, but beyond that it is too early in the process to talk about.

The church would probably obtain an outside operational director or engage an outside firm to lease or manage the property.

Councilor McGeary stated that they can work into the feasibility study RFP, to encourage 100% of the

units be affordable.

Barbara questioned whether the church would seek other help. Paul has spoken to several developers and gathered information about the bid process. They don't have any firm lined up yet and will depend on the capability of the individual or professional developer.

**Action, Inc. – Preservation of Action Façade – Historic Woolworth's Building, Phase 1
CPA Request - \$97,850**

Mr. Tim Riley, Director of Action described the façade project. He introduced Mr. David Brooks, Facility Manager. Mr. Riley indicated that Action's home is the former Woolworth Building which they purchased in 2003 for 1M. The build out cost was \$700K where their administrative offices and social services are offered. The building was built in the mid-1930s located close to the Local Historic District for downtown and is a great example of art deco design with its parapets and chevron markings along the roof line. Major repair to address the water infiltration is needed. They have already spent \$110K on repairs and engineering study to address the problem. Repairs are needed to ensure the integrity of the building. They have invested over \$250K for a build out of their training area and adult education classrooms. They also do have some leased retail space, but do donate space to the North Shore Career Center (unemployment office) and rent to HAWC at below market rates. There is serious determination of the façade and the study that was done states the repairs will cost \$97K and will last about 25 years and will include fixing the problem above the windows. This will entail removal of three to five courses of bricks above the windows and along the building, waterproofing and replacing the brick courses. A total fix that will last at least 50 to 100 years will cost about \$278K. If the committee will consider funding their proposal in full, Action will try and raise the balance of the funds to do the total fix, which is the preferred solution.

John Feener questioned if the lental structure was for appearance only or does it have a structure behind it? David Brooks stated behind the lental was a steel structure. The Ceilings in the building behind the wall line up at the roof line at the parapets. He reiterated that the complete fix is based on from the limestone up to the roof line and this is the preferred method.

Peggy Hegarty of Action added that the historic preservation would be to salvage the original brick. Two types of brick were used when Montagnino's made repairs to the lower level façade, but Action would working with the Historical Commission make every effort to match the bricks to keep the historic integrity of the building.

Charlie Crowley commented that the Committee has a determined amount of money to award and probably can't do the whole amount. If they awarded \$50K could Action raise the balance. They would probably then do the lesser repair for \$97K.

**Action, Inc. – Gloucester Rental and Mortgage Assistance Program
CPA request - \$40,000**

Maggie Howard from Action presented the above program. She stated that they are looking for \$40K to support their housing program which has a total program cost of \$90K. The program offers a rental or mortgage subsidy of \$1,650 for individuals or families at or below 125% of federal poverty levels. That is an income of \$25K for a family of four. The applicant needs to be income qualified, benefit from rental assistance and state why they are applying. The program is short term with an average of 6

months to one year for applicants to be on program. They must have a setback such as an illness, loss of job, etc. They must also be able to sustain and continue to sustain their housing with wrap around services and counseling that the program also offers. The determined amount of assistance is usually 40% of their household income. The program subsidizes the balance of the rent. They work with the clients to prepare and manage their income through budget control, encourage savings etc. They refer them to other assistant programs such as fuel assistance, snap, job training and adult education programs. At six months the manager reviews their assistance to determine further need. The program contracts with the landlord. Maggie gave a few examples of typical clients and their hardship situations that the program would assist. 90% of the clients that they serve maintain their housing after assistance has ended. The average stay on the program is 9 months. The program supports CPA criteria in that existing units are being preserved as affordable. It is extremely difficult to find a one bedroom apartment for \$950 which would be considered affordable and once the unit is lost it is very difficult to replace with a new affordable unit.

They have been operating the same program in Rockport with CPA funds. There is no such program in Gloucester. John Feener questioned the timeframe that you need to be a resident of Gloucester? They have not determined that yet.

Charlie questioned the salary and fringe in the budget section of application which is 40% of budget. This is for staff for counseling with clients which can be very intensive.

Action's Client Service Coordinator, Jen Beloff, stated that this tenant based rental assistance goes beyond just assisting with rent and mortgage payments. It promotes health families when they are in crisis and are dealing with hardships. This is a huge burden on the family and with assistance it eases some of that and actual keeps families together.

**Historic New England, Beauport, the Sleeper-McCann House – Masonry and Chimney Preservation at Beauport, the Sleeper-McCann House
CPA Request – \$15,000**

Jodi Black, of the Sleeper-McCann House located at 75 Eastern Point Boulevard gave a brief overview of project. She stated that the museum is free to Gloucester residents. They are asking \$15 of the project total of \$30K. The house was built in 1907 and hap hazardly has several additions added to it over the years and different composition of materials. They have spent 1M on improvements and repairs between 2008 and 2011. The roof, chimneys, window conservation and brick work have been accomplished. Several areas such as the west wall needs to be repaired where the brick is actually pulling away from the wall and missing mortar is apparent. The repairs will consist of removing and labeling each brick, repairing wall and adding waterproofing and install the original brick back in place. In 2010 the roof flashing at chimneys was done, but there are some places where leaking is still happening.

Barbara Silberman asked about the assessment of the chimney; two of the six chimneys are still leaking. They repair apparently did not work as thought; they left the original flashing material and went over the old with new flashing, but obviously this method did not work. They will open up the chimneys to investigate where the failures are and repair by removing the old and replace with new flashing.

John Feener stated that water is obviously getting behind the walls and chimneys and need to look at flashing and tying back the bricks. Find problem; don't want to band aid again. Jodi stated that new

materials will be used if necessary but the goal is to retain historic look.

Stacy Randell asked if local roofers were used. They were not, but are certainly an option they will consider.

Cape Ann Women's Softball League and City of Gloucester, DPW – Mattos Field Rehabilitation CPA Request – \$190,000

Patti Amaral of the Softball League gave a brief presentation of the project. The total cost of the project is \$190K to install six piers and lighting fixtures at Mattos Field.

Patti feels that not only is the recreational project, it has historic value also in that the field was named after and dedicated a fallen veteran Joseph Mattos. The league has already repaired the bleachers and field with CDBG and CPA funding. Also last year with CPA funding they were able to hire an engineer to do borings and design what type of piers and light are required at the field. Literally the poles are set in peat moss and are ready to fall down which is a huge safety issue for neighborhood and school kids and league players and residents.

Patti mentioned also that Steve Winslow of the Community Development Dept. will be assisting them with applying for a PARC grant. Could be as much as \$106,400 for the light up Mattos project.

Charlie Crowley read out loud the email from Steve, also added that even the difference for this cycle would be hard for the Committee to grant the full amount requested.

It was mentioned that the High School's Girls Softball team is now using the field. Charlie asked if the City could pitch in maybe \$30K. Patti mentioned that the Women's Softball League has raised about \$10K, but this is used for maintenance of the field. Her main goal for this project is to re-dedicate the field to Joseph Mattos.

Stacy asked if the Softball League could do something like a kick starter campaign which would include the whole community. Patti has reached out to the Gloucester Civic Garden Club for landscaping and benches.

John Feener stated that Patti is the Poster Child in that she has engaged the City and DPW and others and continues to fight for improvements at Mattos. John had seen a son and father playing catch in the field and said that this is what it is all about.

Charlie asked if the field is being used by many diverse groups within the City, do they then have an argument for them to assist in maintenance also.

Phyllis A Marine Association – Phyllis A Restoration CPA Request – Original request \$77,077, present request \$31,901

Amy Beth Healey, Executive Director, gave a brief overview of the Phyllis A project. The Phyllis A is the oldest fishing vessel reaching her 90 birthday this year. The original application was to finish its final phase of restorations, which consist of many areas. The original request was for \$77,077. The Phyllis A is presently working on the third award of CPA funding with the stern restoration. The Capital Bond bill would have contributed about half of the money for the restoration and long term storage. There are not enough workers to do all the work that is needed and the weather conditions

have slowed down the process. Their new proposal of \$31,901 would complete the final phase, but be split up differently than before. They would prep and paint the hull after the engine room was done along with the re-installation of the engine, fuel tanks, etc. The re-planking of the deck can be done in sections.

Doug Parsons, President, stated that even though the project can be done in phases, they have to blend in together like blend in a wall to interlace with vessel; one phase relies on each other. Finish port restoration and keep going while the vessel is out of the water.

They have met with Senator Tarr regarding the bond funds and although it is not dead yet, with the new administration, there is no guarantee these funds will be awarded. They are planning to move forward as a group with City Hall, Gloucester Stage Company and Mayor's office to pursue funds. Stacy suggested that they contact the former Mayor Kirk, since she works in the Economic Development and Executive Office of Affairs.

David Rhinelander asked when the project will be completed. Mary Beth indicated that by the end of 2016.

They anticipate that the stern will be completed by fall and painting in January. Engine re-installed by end of year and the plan is to hire more workers to get the work done. They have about \$600K of grant applications pending.

Charlie Crowley commented that he would have liked to see the organization bloom and has concerns of how much money has been spent and how grants come in. Amy explained that the first round of CPA funds actually kept the vessel together to avoid losing her. Not much to see in the way of restoration. The second round of funding restored the stanchions and port side and third round worked on the port side of the vessel and stern.

Barbara Silberman noted that the minutes should reflect the call for public comments regarding the Committee's work and goals.

Bill Dugan thanked everyone for attending and stated that our next Public Hearing to hear the rest of the project presentations and get public input regarding future funding of projects will be held on Thursday, May 28th at the CATOC building, 3 Pond Road, Gloucester.

Public Hearing closed at 7:45 PM.

Respectfully submitted by
Deborah Laurie
CPA Senior Project Manager