



CITY CLERK  
GLOUCESTER, MA  
12 AUG 30 AM 8:49

**GLOUCESTER CITY COUNCIL**  
9 Dale Avenue, Gloucester, MA 01930  
Office (978) 281-9720 Fax (978) 282-3051

**Special Budget & Finance Committee**  
Thursday, September 5, 2012 – **Special Time: 6:30 p.m.**  
1<sup>st</sup> Fl. Council Committee Rm. – City Hall

**AGENDA**

*(Items May be taken out of order at the discretion of the Committee)*

1. *Addendum to Mayor's Report for the August 28, 2012 City Council Meeting regarding a MassWorks grant in the amount of \$5,000,000*

**COMMITTEE**

**Councilor Paul McGeary, Chair**  
**Councilor Joseph Ciolino, Vice Chair**  
**Councilor Melissa Cox**

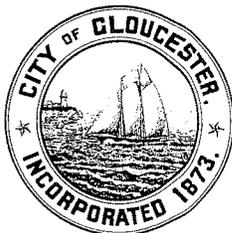
**Committee members – Please bring relevant documentation**

Back-up and Supporting Documentation all on file at the City Clerk's Office, City Hall

CC: Mayor Carolyn Kirk  
Jim Duggan  
Kenny Costa  
Jeffrey Towne  
Gregg Cademartori  
Mike Hale

**The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.**

City Hall  
Nine Dale Avenue  
Gloucester, MA 01930



TEL 978-281-9700  
FAX 978-281-9738  
ckirk@gloucester-ma.gov

CITY OF GLOUCESTER  
OFFICE OF THE MAYOR

12 AUG 28 PM 3:37  
CITY CLERK  
GLOUCESTER, MA

TO: City Council  
FROM: Carolyn A. Kirk, Mayor  
DATE: August 27, 2012  
RE: Addendum to Mayor's Report for the August 28, 2012 City Council Meeting

Councilors:

Enclosed is a Grant Application and Checklist for a MassWorks grant in the amount of \$5,000,000. Please refer this matter to the Budget and Finance subcommittee for review and authorization to apply for the grant. Appropriate City staff will be available to answer questions and provide further information as required.

The MassWorks Infrastructure Program provides a one-stop shop for municipalities seeking infrastructure funding to support, among other things, economic development and job creation and retention. The Administration is working with State Representative Ann-Margaret Ferrante and Senator Bruce Tarr to secure the grant.

We believe this MassWorks grant provides the city with the opportunity to address the aging infrastructure in the entire Commercial St. / Fort Square area. Our goal is to accelerate and broaden the scope of infrastructure work that can be done in coordination with the Beauport Gloucester LLC hotel project on Commercial St.

From the city's point of view, the water and sewer utilities for the entire Commercial St. / Fort Square area need to be upgraded, however other infrastructure priorities such as the mandated \$35 million CSO project, emergency and planned repairs to the drinking water system totalling another \$35 million, and the \$20 million upgrades to the sewer treatment plant. have all taken precedence.

Working in a coordinated fashion with the developers of Beauport Gloucester, and with a MassWorks grant, we can move forward with these upgrades which will benefit the existing commercial businesses in the area as well as the residential properties.

To further our goals for a comprehensive infrastructure plan in this area, and as a support to the MassWorks application, please see the attached letter from Beauport Gloucester LLC committing up to \$600,000 to support the design of the infrastructure improvements in this area.



City of Gloucester  
Grant Application and Check List

Granting Authority: State  Federal  Other

Name of Grant: MassWorks Infrastructure Program

Department Applying for Grant: Department of Public Works

State application is requested from: Executive Office of Housing and Economic Development

Object of the application: To support water, sewer, drainage improvements in the Commercial Street area

Any match requirements: None, however total project costs are only estimated at this time

Mayor's approval to proceed: *C. W. Kirk* 8/28/12  
Signature Date

City Council's referral to Budget & Finance Standing Committee: \_\_\_\_\_  
Vote Date

Budget & Finance Standing Committee: \_\_\_\_\_  
Positive or Negative Recommendation Date

City Council's Approval or Rejection: \_\_\_\_\_  
Vote Date

City Clerk's Certification of Vote to City Auditor: \_\_\_\_\_  
Certification Date

City Auditor:  
Assignment of account title and value of grant: \_\_\_\_\_  
Title Amount

Auditor's distribution to managing department: \_\_\_\_\_  
Department Date sent

NOTE: A copy of all grant paperwork must be submitted to the Auditor's Office



**City of Gloucester  
Grant Application and Check List (Continued)**

The following are documents needed by the Auditing Office for grant account creation:

1. Grant Application
2. Grant Award Letter/Standard Contract Approval Form
3. Council Order Approval
4. Original Grant Account Budget as approved by Grantor
5. Amended Grant Account Budget as approved by Grantor (if applicable)
6. Any additional information as requested by the Auditing Department

**Note:** All documents must be complete signed copies.

Please attach the following documents with the Grant Application and Check List and send to the Auditors' Office.

**CITY OF GLOUCESTER**

**ACCOUNT BUDGET**

**DEPARTMENT NAME:** Department of Public Works

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**ACCOUNT NAME:** MassWorks Commercial Street Infrastructure

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**FUND NUMBER AND NAME:** (N/A FOR NEW FUND)

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**CFDA # (Required for Federal Grants):**

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**DATE PREPARED:** 8/27/2012

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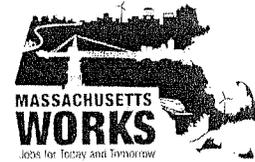
**APPROVED  
AMENDED BUDGET**

OBJECT	ORIGINAL BUDGET	(IF APPLICABLE)	AMENDED REQUEST	REVISED BUDGET
REVENUE (4_____)				
	\$5,000,000.00			\$5,000,000.00
				\$0.00
				\$0.00
Total:	\$5,000,000.00	\$0.00	\$0.00	\$5,000,000.00
EXPENSE (5_____)				
Design	\$0.00			\$0.00
Construction	\$5,000,000.00			\$5,000,000.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Total:	\$5,000,000.00	\$0.00	\$0.00	\$5,000,000.00

DEPARTMENT HEAD SIGNATURE \_\_\_\_\_

DATE ENTERED (AUDIT) \_\_\_\_\_ AUDITING DEPARTMENT INITIALS \_\_\_\_\_

**MASSWORKS INFRASTRUCTURE PROGRAM**  
2012 Program Guidelines  
May 1, 2012



**OVERVIEW**

The MassWorks Infrastructure Program provides a one-stop shop for municipalities and other eligible public entities seeking public infrastructure funding to support:

- Housing development at density of at least 4 units to the acre (both market and affordable units)
- Transportation improvements to enhancing safety in small, rural communities
- Economic development and job creation and retention

The MassWorks Infrastructure Program provides grant funding for the construction, reconstruction and expansion of publicly owned infrastructure including, but not limited to sewers, utility extensions, streets, roads, curb-cuts, parking facilities, water treatment systems, and pedestrian and bicycle access. Eligible public infrastructure must be located on public land or on public leasehold, right-of-way, or easement. The project must be procured in accordance with Massachusetts General Laws c.30B, c.30 §39M, c.149, and c.7.

In each year, there will be a set-aside of funds available only for projects in small, rural communities with a population of 7,000 or less. The grant program shall also provide for commercial and residential transportation and infrastructure development, improvements and various capital investment projects under the Growth Districts Initiative established by the Executive Office of Housing and Economic Development.

The MassWorks Infrastructure Program is administered by the Executive Office of Housing and Economic Development, in cooperation with the Department of Transportation and Executive Office for Administration and Finance.

**FUNDING PRIORITIES**

The Patrick/Murray Administration is committed to implementing the Commonwealth's Sustainable Development Principles by ensuring that state funds used for infrastructure investments are consistent with these principles to the greatest extent possible. To that end, the Administration has developed spending goals for the MassWorks Infrastructure Program portfolio of investments. Going forward, including projects seeking funding during the September 2012 funding round, spending goals for the MassWorks Infrastructure Program will be as follows:

- 50% or more of the total funding be in support of developments in Gateway Cities;
- 67% or more of the total funding be in support of transit-oriented developments (that is, developments located within one-half mile of a transit station; further, transit station is defined as a subway or rail station, or a bus stop serving as the convergence of two or more bus fixed routes that serve commuters);
- 80% or more of the total funding be in support of developments that are re-using previously developed sites;
- 50% or more of the total funding be in support of developments that contain a mix of residential and commercial uses, with a residential unit density of at least four units to the acre;
- 100% of the funding that is committed in support of housing (or mixed use including housing) be in support of developments with a residential unit density of at least four units to the acre;
- 25% or more of the total funding be in support of projects of regional significance that are supported by two or more communities.

It is also the goal of the Administration that funding be awarded to transportation and other infrastructure investment projects that are ready to proceed. To meet the minimum threshold for consideration for MassWorks Infrastructure Program grants, projects must demonstrate:

- A timeline and funding source for completing design in a timeframe that allows for construction in the upcoming construction season; and
- Project design that is consistent with MassDOT's Complete Street design guidelines, which call for accommodation of all roadway users in a manner that is appropriate to the type of roadway and location; NOTE: The Complete Streets design guidelines were adopted in 2006 in the MassDOT Project Development and Design guide, and are explained in Chapter 5 of that document ([http://www.mhd.state.ma.us/downloads/designGuide/CH\\_5\\_a.pdf](http://www.mhd.state.ma.us/downloads/designGuide/CH_5_a.pdf)); and
- A complete list of required state and local permits; and
- Demonstration that all required permits can be reasonably obtained within 120 days of receipt of grant approval or shortly thereafter (for example, the applicant can demonstrate that all permit applications have been submitted and provide a timeline for anticipated issuance, or a detailed schedule for submittal and a schedule for anticipated issuance detailing all applicable milestones for each permit including publication dates and maximum agency review periods); and
- All rights of way are secured or evidence that the rights of way will be secured within 120 days of receipt of approval or immediately thereafter; and
- All sources and uses that will fully fund the project, and a complete draw schedule that reflects a construction start during the upcoming construction season. Sources and uses must be fully committed (for instance, a federal grant application pending review does not suffice as evidence of a funding source until the federal grant application is approved).

MassWorks applications will be measured against the funding priorities outlined above. Applicants may review their project's consistency with the MassWorks funding priorities by reviewing the scoring criteria established for the 2012 MassWorks Infrastructure Program funding round.

#### **APPLICATION AND CONTRACT PROCESS**

There will be a primary funding round opening in late August/early September annually and decisions will be rendered approximately six weeks after the close of the application period. MassWorks Infrastructure Program applications will be available no later than May for the fall funding round in that calendar year. The MassWorks Infrastructure Program reserves the right to hold a second annual funding round to consider additional projects, and the availability of a second round will be announced as soon as the determination is made. **Only those projects that are prepared to proceed to construction during the upcoming construction season should apply for consideration.**

Communities with a population of 7,000 or less are eligible to apply for design/engineering costs along with a construction grant. In that case, the project must be able to complete design/engineering in a period that allows the project to advance to construction during the upcoming construction season.

Communities with a population over 7,000 are eligible to apply for design/engineering costs along with a construction grant however no more than 10% of the total grant request may be used for design/engineering. If a project is seeking design/engineering funds as part of an application, the project must be able to complete design/engineering in a period that allows the project to advance to construction during the upcoming construction season.

The MassWorks Infrastructure Program may withhold up to 20% of available funds for projects of significant regional benefit that meet with Administration funding priorities and arise out of round and grants may be made at the discretion of the Secretary. Municipalities and other eligible public entities should contact the Program Manager directly to discuss projects for consideration out of round.

Applications will be reviewed for consistency with Administration funding priorities. As needed, the Executive Office of Housing and Economic Development will consult a team of reviewers representing housing, economic development, transportation, community development, and other applicable interests to review pending applications and develop recommendations for funding. Final decisions will be rendered by the Secretary of Housing & Economic Development, in cooperation with the Secretaries of Transportation and Administration & Finance.

Applicants that are approved for funding will be notified in writing of the approval with instructions for demonstrating readiness and any other required submissions as determined by the Secretary. Grant contracts will only be issued for projects that successfully meet all requirements included in the award letter. Any project that receives an award but does not meet the requirements by the specified date will lose its funding commitment for that year and may be penalized during future funding rounds.

Applicants that are denied for funding will be notified in writing and the notification will cite the reason for denial. If the reason for denial is a lack of available funds, that application may be reconsidered at a later date that year if additional program funds become available. The Program will reset every September and applicants that have not received a contract for funding in a prior round will be required to submit a new application for consideration.

### **CONTACT INFORMATION**

MassWorks Infrastructure Program  
Executive Office of Housing and Economic Development  
One Ashburton Place, Suite 2101, Boston, Massachusetts 02108  
T: (617) 788-3649  
E: [MassWorks@state.ma.us](mailto:MassWorks@state.ma.us)  
[www.mass.gov/eohed/infrastructure](http://www.mass.gov/eohed/infrastructure)

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EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

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**MASSWORKS INFRASTRUCTURE PROGRAM**  
2012 APPLICATION



All MassWorks Applications must be filed electronically. Access to the online application system will be available on June 1, 2012 and applications may be submitted between Monday, August 27 and Monday, September 10, 2012. If your community submitted a MassWorks application in the 2011 application round, the information submitted has been saved and will be available for viewing and editing on June 1, 2012 when the online system is available.

Please refer to the 2012 MassWorks Infrastructure Program Application Guidance Document for assistance completing the application form.

**SECTION I. APPLICANT INFORMATION**

1.1: Name of Municipality or Public Entity: \_\_\_\_\_

1.2: Executive Officer or Designee for Project: \_\_\_\_\_

1.3: Application Contact (if different from above): \_\_\_\_\_

1.4: Title: \_\_\_\_\_

1.5: Address: \_\_\_\_\_

1.6: City: \_\_\_\_\_

1.7: State: \_\_\_\_\_

1.8: ZIP: \_\_\_\_\_

1.9: Phone: \_\_\_\_\_

1.10: Fax: \_\_\_\_\_

1.11: E-mail Address: \_\_\_\_\_

**SECTION II. PROJECT TYPE**

2.1: Please select one of the following project types that best describe your project:

- Housing development at density of at least 4 units to the acre
- Transportation improvements to enhancing safety in small, rural communities
- Economic Development and job creation and retention



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Yes       No

3.6b: If not, please explain and include details about the nature, timing, and mechanism of the public acquisition. \_\_\_\_\_

3.7: Is the project seeking other sources of public funds?

Yes       No

3.8: Has the project been subject of a local public hearing?

Yes       No

3.9: Will the project be ready to proceed with construction in the upcoming construction season?

Yes       No

**SECTION IV. PLANNING AHEAD FOR GROWTH**

4.1: Does the project support transit-oriented developments (that is, developments located within one-half mile of a transit station; further, transit station is defined as a subway or rail station, or a bus stop serving as the convergence of two or more bus fixed routes that serve commuters)?

Yes       No

4.2: Does the project support the redevelopment of a previously developed site?

Yes       No

4.3: Does the project support a development containing a mix of residential and commercial uses, with a residential unit density of at least four units to the acre?

Yes       No

4.4: Does the project support the development of new housing with a residential unit density of at least four units to the acre?

Yes       No

4.5: Is the project regionally significant and supported by two or more communities?

Yes       No

4.5b: If yes, please attach letters of support from each community. At least one letter, from a community other than yours, is required.

4.6: Is the project located in a Gateway City?

Yes       No

4.7: Is the project consistent with MassDOT's Complete Streets design guidelines?

Yes       No

4.7b: If no, please explain. \_\_\_\_\_

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4.8: Is the project consistent with a local Master Plan?

Yes       No

4.9: Is the project consistent with a regional growth plan?

Yes       No

4.9b: If yes, please identify the plan. \_\_\_\_\_

4.10: Is the proposed project expected to support future growth, within the next five years, in and around the project area?

Yes       No

4.11: Is the municipal zoning in place to support the desired housing or economic development project?

Yes       No

4.11b: If no, please explain. \_\_\_\_\_

To answer the following questions, the Planning Ahead for Growth Online Mapping Tool can be utilized. The Planning Ahead for Growth Online Mapping Tool allows users to interactively display a number of geographic districts, as well as overlay multiple districts at one time. The Online Mapping Tool is available on the Massachusetts Permit Regulatory Office website under the MassWorks Infrastructure Program page:  
[http://maps.massgis.state.ma.us/map\\_ol/eohed\\_mapping.php](http://maps.massgis.state.ma.us/map_ol/eohed_mapping.php)

4.12: Does this project fall within an Expedited Local Permitting District/Chapter 43D District?

Yes       No

4.12b: If yes, what is the name of the Chapter 43D District? \_\_\_\_\_

4.13: Does this project fall within a Growth District?

Yes       No

4.14: Does your municipality have a Chapter 40R district?

Yes       No

4.15: Is the proposed project located within a Chapter 40R district?

Yes       No

4.16: Is the host community within the South Coast Rail Corridor region or the 495/MetroWest Development Compact Region?

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Yes       No

4.16b: If yes, does this project fall within a state identified Priority Development Area or a Priority Preservation Area?

Yes       No

4.16c: If yes, what is the name of the Priority Area? \_\_\_\_\_

4.17: Please explain how the proposed project is consistent with the South Coast Rail Corridor Plan or the 495/MetroWest Development Compact Plan. If it is not consistent, please explain how it is inconsistent with the plan and why community is pursuing the project.

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4.18: Has your community received a Green Community Designation from the Executive Office of Energy and Environmental Affairs?

Yes       No

4.19: Will the proposed project impact or involve (directly or indirectly) a state owned highway or roadway?

Yes       No

4.19b: If yes, what is the name of the state owned highway or roadway that will be impacted. If multiple highways or roadways will be impacted please list them. \_\_\_\_\_

4.19c: If yes, have you reviewed the project with your local MassDOT District Office?

Yes       No

**SECTION V. PROJECT MAP**

5.1: Please provide maps, photographs or any other graphics which delineate the project site and its context.

Applicants may use the Planning Ahead for Growth Online Mapping Tool, available in the tools section of the Massachusetts Permit Regulatory Office website under the MassWorks Infrastructure Program page: [http://maps.massgis.state.ma.us/map\\_ol/eohed\\_mapping.php](http://maps.massgis.state.ma.us/map_ol/eohed_mapping.php) to create project maps that can be uploaded to this form.

**SECTION VI. BUDGET AND SOURCES**

6.1: Please provide a breakdown of the project budget. This should include the cost of each

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EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

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element of the project (survey, permitting, design, bid, construction oversight, construction, etc.) and should not be limited to the work which will be covered by the MassWorks Grant. The table should indicate if the cost listed is an estimate or if the work has been bid. The table should also indicate if MassWorks funds will be used for each element of work listed.

Please be advised that no more than 10% of the total grant request may be used for design/engineering, except in communities with a population of 7,000 or less, where the communities are eligible to apply for full design/engineering costs along with a construction grant.

Action	Total Cost	Funding Source	Status of Funding Source (secured or unsecured)
Survey			
Permitting			
Design/Engineering			
Construction			
Other			

6.2: Please identify all sources of funding to support the proposed public infrastructure project, including the total requested MassWorks Infrastructure Program grant. Please specify whether each funding source is secured or currently pending approval.

Source	Total	Secured/Pending
MassWorks		
Municipality		
Federal		
Other		
Total		

**SECTION VII. PROJECT SCHEDULE AND MILESTONES**

7.1: Please provide a project schedule and anticipated project milestones for the public infrastructure project for which the community is seeking grant assistance.

Milestone	Start Date	End Date
Survey		
Permitting		
Design/Engineering		
Bid/Contract		
Start Construction		
25% Construction		

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EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

50% Construction		
75% Construction		
100% Construction		
Punch List		

**SECTION VIII. READINESS CHECKLIST**

8.1: Please provide a list of all permits and other actions required for this project, the current status of those permits, and the timeframe in which the permits will be obtained. Please specify all required local permits and the status of each.

Required Permit	Filing/Request Date	Anticipated Date of Issuance
<input type="checkbox"/> MEPA: ENF		
<input type="checkbox"/> MEPA: EIR/FEIR		
<input type="checkbox"/> Order of Conditions		
<input type="checkbox"/> Superseding Order of Conditions		
<input type="checkbox"/> 401 Water Quality Certification		
<input type="checkbox"/> Water Management Act Permit		
<input type="checkbox"/> MassDOT Access Permit		
<input type="checkbox"/> Sewer Extension Permit		
<input type="checkbox"/> Mass Historic Commission Review		
<input type="checkbox"/> Utility relocation		
<input type="checkbox"/> Article 97 Land Disposition		
<input type="checkbox"/> Local Permit:		
<input type="checkbox"/> Local Permit:		
<input type="checkbox"/> Local Permit:		

**SECTION IX. DEVELOPMENT PROJECT**

9.1: Is the applicant seeking grant funds to support a transportation project to enhance safety in a small, rural community with a population of 7,000 or less? If yes, the applicant is not required to complete the remaining questions in Section 9.

Yes       No

9.2: Please select one of the following project types that best describe your project.

- Housing development at density of at least 4 units to the acre
- Economic development and job creation and retention

9.3: Does the project support immediate growth in and around the project area?

Yes       No

9.4: Please provide the anticipated private development project start date. \_\_\_\_\_

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9.5: Is the development project fully permitted?

Yes       No

9.6: Please provide the total anticipated private investment in the private development project.

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9.7: Please provide a detailed description of the private development project that includes the full scope of the project (including phasing details, if applicable).

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9.8: Please provide information regarding the private development scope:

Type of private development project:

Housing       Commercial       Mixed-use

Total new square footage of new office, retail or industrial space: \_\_\_\_\_

Total number of new rental housing units to be created: \_\_\_\_\_

Total number of new homeownership units to be created: \_\_\_\_\_

Total overall number of new units to be created: \_\_\_\_\_

Total number of affordable units to be created: \_\_\_\_\_

Number of construction jobs to be created: \_\_\_\_\_

Number of part time jobs to be created: \_\_\_\_\_

Number of full time jobs to be created: \_\_\_\_\_

Number of full time jobs to be retained: \_\_\_\_\_

9.9: If available, please provide the following information for the private entity for this project:

Company Name: \_\_\_\_\_

Contact Information: \_\_\_\_\_

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EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

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Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

9.10: Please provide a letter from the private entity confirming the intent to move forward with the proposed private development project, including the expected number of full time jobs to be created as a result of the private development associated with the proposed project.

9.11: Please provide a project schedule for the private development project and anticipated project milestones.

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**X: CERTIFICATION OF PUBLIC ENTITY AUTHORIZATION**

Please include a certified copy of the vote taken by the executive body authorizing acceptance of state funding for this project. If such vote is needed but has not been taken, please explain the timeframe in which this will be complete. If a vote is not needed, please explain.

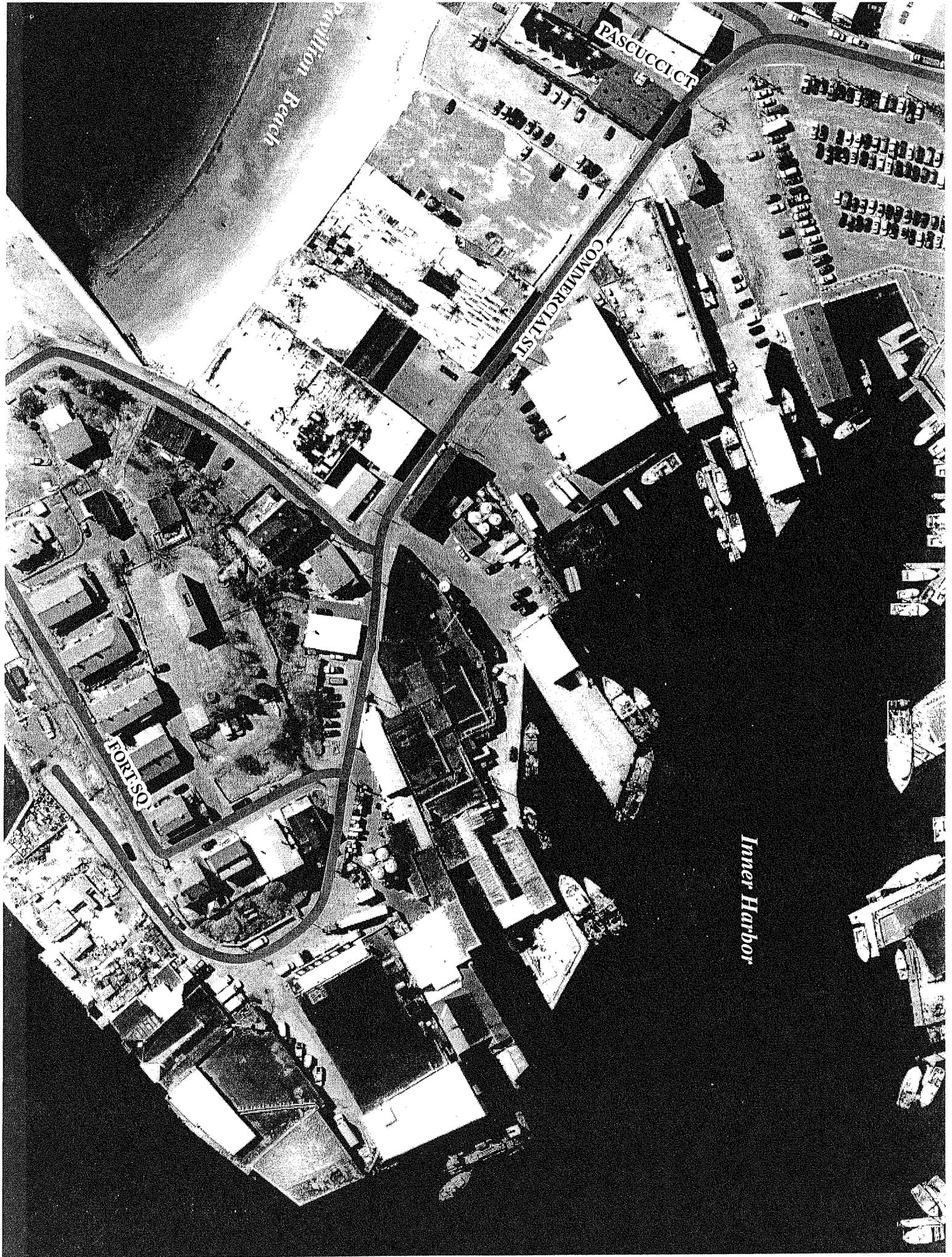
I, (print) \_\_\_\_\_, hereby certify that I am duly authorized to submit this application on behalf of \_\_\_\_\_ and to agree to implement the MassWorks Infrastructure Program requirements on behalf of said municipality. I understand that the information provided with this application will be relied upon by the Commonwealth in deciding whether to make the MassWorks Infrastructure grant and that the Commonwealth reserves the right to take action against the applicant or any other beneficiary of the grant if any of the information provided is inaccurate, misleading, or false.

I hereby certify under the pains and penalties of perjury that the answers submitted in this application and the documentation submitted in support are accurate and complete.

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Name	Title	Date
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**Please return applications to:**  
MassWorks Infrastructure Program  
Executive Office of Housing and Economic Development  
1 Ashburton Place, Room 2101  
Boston, MA 02108



Pavilion Beach

PASCUCCI CT

COMMERCIAL ST

OSTROFF

Inner Harbor

## Project Description

The City of Gloucester currently reviewing a significant economic opportunity in the form of a hotel proposed in downtown Gloucester on Commercial Street. Commercial Street area is mixed use area home to marine industrial businesses, commercial enterprises, and longstanding strong residential neighborhoods. Over the course of the last five years the city has taken methodical steps to improve infrastructure to support existing industries, as well as expand economic opportunities. Gloucester is designated as a Targeted Growth Area and a Regional Urban Center in our regional plan MetroFuture. Gloucester's role as a center for housing opportunity, and a diverse job center with expansion potential, has been well established. In perfect alignment with MetroFuture Strategy #11 Gloucester is a prime location for Focused Economic Growth. The City recently completed a 2009 Harbor Plan and a 2010 Harbor Economic Development Plan, both of which highlight the need to diversify and support the three broad sectors of Gloucester's harbor economy which include fishing, the visitor-based economy and the emerging maritime and research sectors. During the hearings on the zoning that was recently passed to support the application of a hotel proposal, many spoke of the needed business infrastructure along with upgrades to the physical infrastructure to support this growth potential. This MassWorks Infrastructure Program grant will provide the needed support for the existing residential/industrial neighborhood along with significant development opportunities including the proposed hotel and city-owned sites among others.

This specific request is to help support area-wide water, sewer and drainage upgrades. The City is in the process of developing designs to upgrade water, sewer and drainage infrastructure of approximately 4,200 l.f of roadway running from the intersection of Washington Street and Rogers Street to the terminus of Commercial Street including the Fort Square Loop (See Project Map). As a part of the City's long-term control plan water and sewer needs have already been identified, but have not yet been programmed. It is the potential redevelopment opportunities and proposed private investment that are acting as a catalyst to accelerate needed upgrades and support to the entire area.

As part of the public-private partnership Beauport LLC, hotel applicant's, have agreed to fund up front design costs to ensure both adequacy of infrastructure for its proposed project, as well as meeting the needs of sustaining and expanding businesses on the harbor; all on a timeline consistent with the terms of the MassWorks grant program. Information has been provided detailing the potential near-term investment that would be facilitated by these utility upgrades that will also provide additional capacity for future investment and expansion.

BEAUPORT GLOUCESTER, LLC  
c/o Sheree DeLorenzo  
6 Rowe Square  
Gloucester, MA 01930

August 28, 2012

City of Gloucester  
Mayor Carolyn Kirk  
City Council  
9 Dale Avenue  
Gloucester, MA 01930

RECEIVED  
AUG 28 2012  
Mayor's Office

Re: DPW Grant Application  
To Executive Office of Housing and Economic Development  
MassWorks Infrastructure Program

Dear Mayor Kirk and City Council Members:

We are very pleased to deliver to you our commitment to provide up to \$600,000.00 in funding for the design of important infrastructure improvements for Commercial Street and Fort Square in connection with our application for permits for the hotel which we propose to build on our property at 47-61 Commercial Street. We are appreciative of the opportunity to work with the City of Gloucester in an application to the Executive Office of Housing and Economic Development through the State's MassWorks Infrastructure Program. The awarding of a grant to the City, that will allow a comprehensive effort to address the infrastructure in the Fort, will be important in many ways:

- Assist the City in its ongoing efforts to upgrade and improve infrastructure throughout the City,
- Provide infrastructure improvements that will assist the marine industries specifically in the Fort area,
- Help the owners and residents of residential property,
- Encourage our company to go forward with plans to build a 101-room hotel that will create jobs, municipal revenue, as well as being a significant economic development driver for the City,
- Provide an important and essential building block for attracting marine technology and science in Gloucester Harbor.

If the City is successful and is awarded a MassWorks grant which includes funds for design, our funds may be used to pay for reasonable design costs for infrastructure for Commercial Street and Fort Square above the amount of the grant award allocated for design. If the reasonable costs of design work are found to exceed our commitment of up to \$600,000.00, we agree to continue our discussions for accomplishing the design of these important improvements. Funds not needed for design may be used to fund construction of improvements or shall be returned to us, upon our request.

This opportunity to participate in a public and private partnership for infrastructure improvements demonstrates the spirit of cooperation which the MassWorks Infrastructure Program encourages.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sheree DeLorenzo".

Sheree DeLorenzo