

CITY CLERK
GLOUCESTER, MA

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GLOUCESTER CITY COUNCIL
Budget & Finance Committee
Thursday, August 20, 2015 – **3:30 p.m.**
1st Fl. Council Committee Room – City Hall
AGENDA

Individual items from committee reports may be consolidated into a consent agenda.

1. ***Proposed TIF for VJ&E Realty LLC (Mortillaro Lobster) at 58-60 Commercial Street (Cont'd from 08/06/15)***
2. ***Petitions for road repairs in accordance with GCO Article VI "Repair of Private Ways," Sec. 21-80 et seq. (Cont'd from 08/06/15)***
 - A) Starknaught Heights
 - B) Starknaught Road
 - C) Oxford Road
 - D) Joseph's Way
3. ***Memo from City Auditor regarding accounts having expenditures which exceed their authorization & Auditor's Report***
4. ***Memorandum from Community Development Director re: recommendations from Community Preservation Committee for Round 6, FY15 (Cont'd from 08/06/15)***

A) Action, Inc.	Preservation of Action façade, Woolworth Building	\$70,000
B) Action, Inc.	Gloucester Rental & Mortgage Assistance Program	\$24,750
C) C.A. Women's Softball League And the City of Gloucester	Mattos Field Rehabilitation	\$110,000
D) Unitarian Universalist Church	Fire-Sprinkler & Deterrence Project	\$50,000
E) Ocean Alliance, Inc.	Tarr & Wonson Paint Manufactory-Interior Renovation	\$70,000
F) Gloucester Adventure, Inc.	Restoration of Schooner Adventure, Captain's Cabin	\$25,000
G) St. John's Episcopal Church	Feasibility Study for housing @ St. John's Episcopal Church	\$ 5,000

COMMITTEE

Councilor Melissa Cox, Chair
Councilor William Fonvielle, Vice Chair
Councilor Paul McGeary

CC: Mayor Theken
Jim Destino
Kenny Costa
John Dunn
Tom Daniel
Mike Hale
Sal DiStefano
Chip Payson
Debbie Laurie

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. Items may be taken out of order.

City Hall
Nine Dale Avenue
Gloucester, MA 01930



TEL 978-281-9700
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stheken@gloucester-ma.gov

CITY OF GLOUCESTER
OFFICE OF THE MAYOR

TO: City Council
FROM: Sefetia Romeo Thoken, Mayor
DATE: July 13, 2016
RE: Addendum #2 to the Mayor's Report for the July 14, 2015 City Council Meeting

Councillors:

A TIF Committee meeting was convened on July 13, 2016, with James Destino, Chief Administrative Officer, acting as Chair. It is the recommendation of the committee that the City consider the petition described in a letter of intent (Enclosure 1) filed by VJ & E Realty LLC to enter into a local TIF agreement in support of the expansion of Mortillaro Lobster, Inc. operations with the construction of a new 5,000 square foot building and wharf at 58-60 Commercial Street, Gloucester.

Please refer this matter to the Budget and Finance subcommittee for review and recommendation. Appropriate City staff will be available to answer questions and provide further information as required.

Vincent Mortillaro, President
Mortillaro Lobster, Inc.
60 Commercial Street
Gloucester, MA 01930
June 15, 2015

Mayor Sefatia Romeo-Theken
City of Gloucester
Dale Avenue
Gloucester, MA 01930

RE: Application for Massachusetts Economic Development Program (EDIP) in
Gloucester, MA

As required, pursuant to the EDIP application process, please accept this letter of intent from VJ & E Realty LLC (hereafter VJ & E), Vincent Mortillaro, Manager. On June 17, 2015, I met with James Destino, City of Gloucester Chief Administrative Officer, to discuss the EDIP Program and other available financial incentive programs.

In 1986, Mortillaro Lobster, Inc. began operation on Gloucester's waterfront as a seafood purchasing and shipping company. The current, single species lobster processing operation consists of two separate Commercial Street facilities with total daily holding capacity of 60,000 pounds of product. VJ&E purchased the real property located at 58-60 Commercial St. on April 20, 2011 where Mortillaro Lobster, Inc. is the operating entity and tenant on whole of premises.

In 2014, Mortillaro Lobster, Inc. processed and shipped a total of 5 ½ million pounds of lobsters. Gloucester is the State's largest landing port of live lobster, landing 2.1 million pounds in 2013. Mortillaro Lobster, Inc. purchased approximately 33 %, or 700,000 pounds, of local landed product indicating this company is a significant State economic contributor. Mortillaro Lobster, Inc. ships product domestically and internationally to wholesalers located in Italy, France, Spain, Dubai, Korea, Malaysia and China – Shanghai and Guangzhou.

The company finds it necessary to expand and modernize the facility footprint out over the watershed at the primary 58-60 Commercial Street facility location with a projected investment of \$2million. This 5,000 square foot building will serve as a holding facility with approximate 30,000 pound capacity with secondary warehouse storage. The new facility will include commercial vessel waterfront off loading and dockage. An increase in full time employees is anticipated in support of the new facility.

I request your acceptance of this letter of intent and look forward to working with your Administration in this significant project serving to invigorate and expand the working waterfront.

Sincerely,

Vincent Mortillaro

cc: EDIP Director
Regional Director, Northeast

PROPERTY OWNERS PETITION FORM

CITY CLERK
GLOUCESTER, MA

We, the undersigned, being the owners of property having frontage on

Starknaught Heights

15 JUL 23 AM 10:01

a private way which has been opened to the public for at least six (6) years, request the City of Gloucester to repair said road using the full powers vested with the City. We agree to provide all easements, rights of way, designs, permits and legal certifications necessary for the said improvements. The cost resulting from the improvements to be carried out are described in Section 21-83, "Funding for approved Construction and Repair". Code of Ordinances. The full cost of this project is understood to be not in excess of \$145,000.

NAME	ADDRESS	PHONE	FRONTAGE	MAP AND LOT
MARK BEAL	19 Starknaught	603 899		
Michael Joseph	18 Starknaught Hts	6870		
Danae Kelly	2 Starknaught Hts.			
Ilene R. Sack	4 STARKNAUGHT HTS.			
Mary Ouellet	34 Starknaught Hts.	(978) 331-9780		
Ms. Linda D'Amico	6 R Starknaught Hts			
James Gilbride	1 Starknaught Hts			1217-413-1235
On the	16 Starknaught Hts	781-868-2904		
David L. Gilbride	36 Starknaught Hts			978-281-5370
Bridget Hornbrook	1A Starknaught Hts			
Brian Hill	12 Starknaught Hts			
Paul Lusk	99 Starknaught Hts			
Roland Lemieux	24 Starknaught Hts			978-290-0165

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NAME	ADDRESS	PHONE	FRONTAGE	MAP AND LOT
Kelly Shriver	25 Starknaught Hts	781-704-6915		
John Stempeck	9 Starknaught Hts	617-571-0369		
John E. Murray	33 Starknaught Hts	617-767-7852		
Barbara Morrison	13A Starknaught Hts	781-258-3965		
Richard J. Scyall	35 Starknaught Hts	978-282-3268		
Quince P. Gatchell	19A Starknaught Hts.	978-281-0259		
+ Richard A. Aiken	11 Starknaught Hts	978-283-3338		
David Halverson	32 Starknaught Hts	978-491-9757		
Kevin Noonan	31 Starknaught Hts	978-281-1104		
Alan Boneray	6 Starknaught Hts	978-943-1378		
Mary Golden Moody	23B Starknaught Hts	978-304-9232		
Stacey Dexter	26 Starknaught Hts (978)	281 325-3520		
Steve Sjeda	22 STARKNAUGHT HTS	978-281-7238		
Don Salanke	6A Starknaught Hts	281-2309		
Bever Trocka	3 STARKNAUGHT HTS	978-430-2483		
Nancy M. Jabba	7 Starknaught Hts (978)	283-8735		
Margaret T. Benedict	10 Starknaught Hts	978-283-7809		
Lise Whitche	15 STARKNAUGHT HTS.			

PROPERTY OWNERS PETITION FORM

CITY CLERK
GLOUCESTER, MA

15 JUL 23 AM 10:01

We, the undersigned, being the owners of property having frontage on

Starknaught Heights

a private way which has been opened to the public for at least six (6) years, request the City of Gloucester to repair said road using the full powers vested with the City.

We agree to provide all easements, rights of way, designs, permits and legal certifications necessary for the said improvements. The cost resulting from the improvements to be carried out are described in Section 21-33, "Funding for approved Construction and Repair". Code of Ordinances. The full cost of this project is understood to be not in excess of \$145,000.00

NAME ADDRESS PHONE FRONTAGE MAP AND LOT

- 1 Kelly Shriver 25 Starknaught Hts 781-7046915
- 2 JOHN Stempeck 9 Starknaught Hts 617-571-0369
- 3 John E. Murray 33 Starknaught Hts 617-767-7652
- 4 Barbara Harrison 13A Starknaught Hts 781-258-3965
- 5 Richard J. Sayal 35 Starknaught Hts 978-282-3265
- 6 Swice P. Gatchell 19A Starknaught Hts. 978-281-0259
- 7 Richard DeBruin 11 Starknaught Hts 978-253-3335
- 8 Daniel Halverson 32 Starknaught Hts 978-441-9759
- 9 Kevin Noonan 31 Starknaught Hts 978-281-1101
- 10 Glen Bonney 6 Starknaught Hts 978-4431-378
- 11 Mary Golden Moody 23B Starknaught Hts 978-304-9232
- 12 Steven Dexter 26 Starknaught Hts (978) 283-3520
- 13 Steve Sajda 22 STARKNAUGHT HTS 978 281 7238
- 14 Tom Galante 6A Starknaught Hts 281-2309
- 15 Bruce Trock 3 STARKNAUGHT HTS 978-430-2485
- 16 Nancy M. Jabba 7 Starknaught Hts (978) 283-8755
- 17 Margaret T. Benedict 10 Starknaught Hts 978-283-7809
- 18 Rise Whitcomb 15 STARKNAUGHT HTS.

PROPERTY OWNERS PETITION FORM

CITY CLERK
GLOUCESTER, MA

We, the undersigned, being the owners of property having frontage on

15 JUL 23 AM 10:01

JOSEPHS

a private way which has been opened to the public for at least six (6) years, request the City of Gloucester to repair said road using the full powers vested with the City.

We agree to provide all easements, rights of way, designs, permits and legal certifications necessary for the said improvements. The cost resulting from the improvements to be carried out are described in Section 21-83, "Funding for approved Construction and Repair". Code of Ordinances. The full cost of this project is understood to be not in excess of \$41,000.

NAME ADDRESS PHONE FRONTAGE MAP AND LOT

Juan Caravaggio	8 Josephs	291-4761		
Donald Fox	12 Josephs Way	978-283-4966		
Donald Fox	3 Josephs Way	978-283-4966		
Rathbone Limore	6 Josephs Way	978-283-2413 978-283-2348		
Margaret Benedict	10 St. Michaels abuts JOS. WAY	978-283-7707		
Thomas W. [unclear]	10 Josephs Way	978-283-8526		
Thomas W. [unclear]	10 Josephs Way	978-290-8759		
Russell [unclear]				

Sec. 21-80. - Intent; definitions; exclusions; city not required to maintain.

(a) Definitions. The following words, terms and phrases, when used in this article shall have the meanings ascribed to them in this subsection except where the context clearly indicates a different meaning.

Abutter and *abutting owner* means all persons holding ownership rights in property abutting a private way and all persons holding ownership rights in any property the access to which, by necessity, requires travel over such private way.

Abutting parcel means any property actually abutting the private way regulated by this article and any property the access to which, by necessity, requires travel over such private way.

Private ways.

- (1) The term "private way" includes, within the scope of this article, statutory private ways and dedicated private ways.
 - a. The term "statutory private ways" means those ways which have been laid out pursuant to M.G.L. c. 82, § 21 and are subject to M.G.L. c. 84, §§ 23, 24. Such ways are open to the same type and extent use as public ways.
 - b. The term "dedicated private ways" are those ways which were not laid out under statutory authority but are open to free public use of a nature and extent sufficient to constitute evidence of the permanent intention of abutting property owners to abandon private rights in the ways.
- (2) The term "private ways" within the scope of this article does not include permissive private ways or unconstructed (paper) ways.
 - a. The term "permissive private ways" means those ways that have not been laid out by a public authority or dedicated to public use and are wholly the subject of private ownership. A permissive private way is open to public use solely by the continuing permission or license of the owner or abutter; such owner or abutter displays a continuing intent to exercise dominion over the way and may, for example, post the way with signs limiting or prohibiting public use.
 - b. The term "unconstructed" or "paper ways" means those ways or portions thereof that have been created on paper by a deed, easement, plan or other instrument or by subdivision or approval not required (ANR) plan under the Subdivision Control Act, but have not yet been paved, improved or otherwise constructed on the ground.
- (b) Pursuant to chapter 325 of the Acts of 2002 and M.G.L. c. 84, § 12 and c. 40, § 6N, this article is intended to establish the process by which temporary and permanent repairs may be made to private ways and to facilitate the performance of permanent repairs upon private ways in the city so that they may become eligible for conversion to public ways.
- (c) In order to qualify for permanent or temporary construction or repair under this article, all private ways otherwise eligible must have been open to the public for six or more years and must abut four or more occupied residences or operating businesses.
- (d)

None of the ways described in this section are of the type of which the city has an existing duty of maintenance or repair for which the city is liable in damages for defects. Abutters to private ways are responsible for the maintenance of such ways. Constructed private ways must be maintained so that there are no defects to impede the safe passage of emergency vehicles. Nothing in this article is intended to create any duty to maintain or repair such private ways or to subject the city to any liability for defects therein.

(Ord. of 11-18-1980, § 1; Ord. of 4-10-2012(01); Ord. of 9-24-2013(224))

Cross reference— Definitions and rules of construction generally, § 1-2.

Sec. 21-81. - Type and extent of work.

- (a) Permanent construction or repair to private ways shall be performed with the goal of improving the way such that it becomes eligible for conversion to a public way. Such permanent construction or repair shall include, but not be limited to, the construction, resurfacing and reconstruction of private ways consistent with the standards set forth in the current edition of the city planning board's "Rules and Regulations Governing the Subdivision of Land," section 2.2.7 and Appendix C. Permanent construction or repair may also include the installation and construction of drainage systems.
- (b) Temporary construction or repair shall include the filling of potholes in the subsurface of private ways and repairs to the surface materials, but shall not include significant excavation, regrading, drainage work, or the resurfacing thereof. Oiling and tarring of private ways by the city shall not be permitted.

(Ord. of 11-18-1980, § 2; Ord. of 9-24-2013(224))

Cross reference— Definitions and rules of construction generally, § 1-2.

Sec. 21-82. - Permanent or temporary construction or repair, when available.

- (a) Permanent construction or repair may be performed by the city upon approval of the abutters' petition by the city council in accordance with the procedures set forth in sections 21-84 and 21-85.
- (b) Temporary construction or repair may be performed by the city upon a determination by the director of public works that the condition of a way adversely affects the safety of the inhabitants and that construction or repair of a permanent nature is unnecessary to cure the condition, or upon determination that the condition of the way constitutes an emergency which requires the immediate performance of construction or repair in order to protect the health or safety of the inhabitants of the city. Such temporary repair shall not be considered as maintenance of the private way nor shall the way be considered a public way as a result of any repair.

(Ord. of 11-18-1980, § 3; Ord. of 9-24-2013(224))

Sec. 21-83. - Funding for approved construction or repair.

- (a) Up to 100 percent of the total cost of performance of approved permanent construction and repair work, including the cost of all plans or specifications shall be paid by the abutting owners, the amount to be so paid to be divided by the number of abutting parcels and assessed to the owners thereof. Any amount to be paid by the city shall be paid from funds appropriated to a separate account in the yearly city budget or from the capital improvement program.
- (b) In any case involving construction or repairs consisting less than \$4,000.00, the city may satisfy its financial obligation under subsections (a) and of this section through the provision of either in-kind services or cash payment of the amount established pursuant to this section. In-kind services may be performed by the department of public works if, in the judgment of its director, the department has

the existing capability to render such performance. Where the cost of construction or repair exceeds \$4,000.00, the work shall be awarded to private contractors by means of the applicable bidding procedures.

- (c) The city shall not require that abutting owners pay a cash deposit as a prerequisite to the performance of approved work. However, betterments shall be assessed and collected for such work in accordance with the provisions of M.G.L. c. 80, § 1 et. seq. and other applicable laws.
- (d) In the case of temporary repairs, the city shall be obligated to pay 100 percent of the total cost. (Ord. of 11-18-1980 § 4; Ord. of 9-24-2013(224))

Sec. 21-84. - Procedural prerequisites for petitions to city council for permanent construction or repair.

- (a) Any performance of permanent construction or repair as set forth in this article is subject to the availability of funding and must be authorized by a majority vote of the city council.
- (b) Abutters to a private way shall begin the process of seeking permanent repair to the way by making a written request for a preliminary assessment from the city engineer as to whether the way could be improved to meet the specifications contained in the planning board's "Rules and Regulations Governing the Subdivision of Land," section 2.2.7 and Appendix C, and be eligible for potential conversion to a public way. Such requests must be signed by a minimum of three abutters to the way.
- (c) The city engineer shall issue a preliminary assessment in writing as to the potential for the private way to be converted to a public way within 60 days of receiving such request. The city engineer shall rely on the guidelines contained in the planning board's "Rules and Regulations Governing the Subdivision of Land," section 2.2.7 and Appendix C, in making the assessment. The city engineer shall also consult with the fire chief as to emergency access requirements needed. As part of the project, the city engineer shall prepare a preliminary estimate of the cost of the project. The engineer's preliminary cost estimate is for guidance of the petitioners only and does not replace the full set of engineering plans required in section 21-85(g) below.
- (d) Upon receiving a favorable preliminary assessment from the city engineer as to the potential conversion of the way to a public way, abutters seeking the permanent repair of a private way shall submit to the city council a petition signed by no less than 51 percent of the abutting owners of the private way subject to the proposed construction or repair. The submittal of the petition must conform to the requirements of subsections (d) through (j) of this section and subsections (a) and (b) of section 21-84.
- (e) Petitioners shall use only official petition forms, available from the city clerk's office upon request. The petition form shall specify the intended share of the cost of the project to be borne by the petitioners and the cost estimate prepared by the city engineer as specified in section 21-85(c).
- (f) The original petition and an official record of the votes cast at the abutters' meeting, as required by section 21-84, shall be submitted to the city clerk. All petitions must plainly indicate that a meeting of the abutting owners has been held and votes recorded as provided in accordance with section 21-84. The city clerk shall file a copy of the petition with the mayor's office and with the director of public works.
- (g) The original petition and official record of the votes cast at the abutters' meeting must be accompanied by the abutters' proposal for permanent repair of a private way, including a set of engineering plans, prepared and signed by a registered engineer qualified in the field. Such plans shall be of sufficient detail to indicate the nature and extent of the work requested and the quantity and type of material necessary. Such plans shall also indicate an estimated cost of the requested construction or repair.

- (h) Within 30 days after the filing date of the petition, the mayor and the director of public works shall review the petition and the plans in accordance with the standards set forth in the planning board's "Rules and Regulations Governing the Subdivision of Land," section 2.2.7 and Appendix C, and shall submit to the city council their recommendation as to whether the plans are consistent with the standards contained therein and whether the permanent repair or construction of the way could result in its eventual conversion to a public way.
- (i) The city council must hold a public hearing upon the petition within 60 calendar days of filing thereof, except that in a particular case the council, by 2/3 vote thereof, may extend the deadline for hearing by a maximum of 30 days. Review of the petition by the city council shall include a determination whether the construction or repair is required by public convenience and necessity.
- (j) Notice of the council's decision shall be posted and a copy thereof shall be mailed to all abutting owners.

(Ord. of 11-18-1980, § 5; Ord. of 9-24-2013(224))

Sec. 21-85. - Meeting and vote by abutting owners.

- (a) Prior to submitting any petition under this article, and after notice to all abutters, a meeting of all abutting owners must be held. The meeting shall be called by any three or more abutting owners. Notice of the meeting, stating the date, time and location thereof, shall be given at least seven days in advance by posting the notice in the city clerk's office and by mailing the notice to all abutting owners by certified mail, return receipt requested. A receipt by electronic mail or other proof of certified mailing shall be deemed sufficient evidence that notice has been given to abutting owners.
- (b) At the meeting of abutting owners as required by subsection (a) of this section, separate votes shall be taken and recorded to determine whether certain repairs are to be sought and whether such repairs shall be paid for pursuant to the terms of this article. A majority of the abutting owners must attend the meeting and must vote in favor of both issues in order to qualify for construction or repair under this article. Each property, whether held singly, jointly or by a trust or corporation, shall be entitled to cast one vote by the designated or agreed-upon representative of the owners, and who must be in attendance at the meeting. The official record of the meeting, including the attendees and the votes cast shall be included with the petition for permanent repairs to a private way when the abutters present the petition to the city clerk as described in section 21-85.

(Ord. of 11-18-1980, § 6; Ord. of 4-10-2012 (01); Ord. of 9-24-2013(224))

Sec. 21-86. - Municipal liability for construction or repair.

- (a) The city shall not be liable on account of any damage whatever caused by construction or repair performed pursuant to this article.
- (b) No term or provision of this article shall be interpreted or construed to constitute the acceptance by the city of any duty, responsibility or liability for the enforcement of any private right of any petitioner or abutting owner, including without limitation any right to improve or maintain a private way or to keep a private way free from encroachment.

(Ord. of 11-18-1980, § 7)

3 Pond Road
Gloucester, MA 01930



Telephone: 978-281-9781

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CITY OF GLOUCESTER
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Mayor Sefatia Romeo Theken
FROM: Tom Daniel, Community Development Director
CC: Deborah Laurie, CPC Senior Project Manager
Recommended applicants
RE: Recommendations from the Community Preservation Committee for Round 6, FY2015 Funds
DATE: July 9, 2015

The Community Preservation Committee has received, reviewed and made recommendations on the sixth round of project applications for the Community Preservation Act funding.

Please find attached the Committee's submission of recommended projects for your review, and for forwarding to the City Council for their review and appropriation.

Thank you.

The Community Preservation Committee recommends \$354,750 (FY15) in funding for one-time projects. All recommended projects are subject to the terms and conditions imposed by the Community Preservation Committee. The following conditions are common to all recommended projects:

1. Projects financed with Community Preservation Act funds must comply with all applicable State and municipal requirements. Funds are administered and disbursed by the City of Gloucester.
2. Project oversight, monitoring, and financial control are the responsibility of the Community Preservation Committee or its designee.
3. The Community Preservation Committee will require quarterly project status updates from Community Preservation Act Fund recipients. Additionally, recipients shall also provide an interim report at the 50% Completion Stage along with budget documentation.
4. All projects will be required to state *"This project received funding assistance from the citizens of Gloucester through the Community Preservation Act"* in their promotional material and, where appropriate, on exterior signage.

Attached are:

1. Summary of Community Preservation Committee Recommendations
2. Project Summaries for each Recommendation
3. Criteria for Project Evaluation adopted and published by the Community Preservation Committee

Community Preservation Fund General Balance available for appropriation is approximately \$360,000 Community Housing Reserve is approximately \$230,880 and Community Open Space Reserve is approximately \$307 for an approximate total of available funds of \$591,187. The FY2015 Community Preservation appropriation budget total of \$610,000 and estimated FY2015 CPA tax revenues, enhanced state match for FY2015 and other revenues totaled \$610,000.

Applications for all projects are available for review in the Community Development Office, Grants Division.

Submitted by: Community Preservation Committee

Bill Dugan, Co Chair, Housing Authority
John Feener, Conservation Commission
David Rhineland, Historic Commission
Scott Smith, At-large
Barbara Silberman, At Large

Stacy Randell, Co Chair, At Large
Hank McCarl, Planning Board, At Large
Charlie Crowley, Open Space and Recreation
Catherine Schlichte, At Large

**Summary of Community Preservation Committee Recommendations
For Round 6, FY2015 Funding**

Project #	APPLICANT	PROJECT PURPOSE	CPA CATEGORY	RECOMMENDED AMOUNT
1	Action, Inc.	Preservation of Action Façade -- Historic Woolworth Building, Phase I	Historic Resource	\$70,000
2	Action, Inc.	Gloucester Rental and Mortgage Assistance Program	Community Housing	\$24,750
3	CA Women's Softball League & City of Gloucester, DPW	Mattos Field Rehabilitation	Recreation	\$110,000
4	Gloucester Unitarian Universalist Church	Fire-Sprinkler & Deterrence Project	Historic Resource	\$50,000
5	Ocean Alliance, Inc.	Tarr and Wonson Paint Manufactory – Interior Renovation of Buildings A & B	Historic Resource	\$70,000
6	The Gloucester Adventure, Inc.	Restoration of Schooner Adventure – Captain's Cabin	Historic Resource	\$25,000
7	St. John's Episcopal Church	Feasibility Study for housing at St. John's Episcopal Church	Community Housing	\$5,000
			TOTAL	\$354,750

**GLOUCESTER COMMUNITY PRESERVATION COMMITTEE
RECOMMENDATIONS FOR FY15, ROUND 6 APPROPRIATION**

The Gloucester Community Preservation Committee recommends that City Council appropriate \$354,750 from the Community Preservation Fund for the projects hereinafter described.

PROJECT NO. 1

**Project Title: PRESERVATION OF ACTION FAÇADE – HISTORIC WOOLWORTH BUILDING, PHASE I
Project Sponsor: ACTION, INC.**

The Community Preservation Committee recommends the appropriation of \$70,000 to Action, Inc. for the purpose of the rehabilitation and restoration of an historic asset by repairing and restoring the façade of the building with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2016;
2. An historic preservation easement will be required.

The Community Preservation Act spending purpose is to support historic resources.

Project Summary:

Restoration of the building is necessary to repair damage caused by a consistent history of water leaks, to prevent future damage, and to preserve the building's historically significant art deco architecture. The lack of waterproofing behind the masonry allows for water infiltration. This infiltration has resulted in damaged bricks and mortar, rusting jacking along the parapet, and leaking above windows. The building was built in 1937 and housed the iconic Woolworth's store for years. The building is located in a prominent downtown location in Gloucester's East End at the corner of Pleasant and Main Streets, within the Central Gloucester Historic District as included in the National Register of Historic Places.

PROJECT NO. 2

**Project Title: GLOUCESTER RENTAL AND MORTGAGE ASSISTANCE PROGRAM
Project Sponsor: ACTION, INC.**

The Community Preservation Committee recommends that the City Council appropriate \$24,750 to Action, Inc. for the purpose of rental and mortgage interim assistance with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2016;
2. The program will be advertised and promoted throughout the city; and
3. Funds will be for rental or mortgage payments only; not for salary.

The Community Preservation Act spending purpose for this appropriation is to support community housing resources.

Project Summary:

This program will offer temporary rental and mortgage subsidies as well as supportive and budget services to those experiencing significant difficulties retaining their housing due to financial problems. The program is focused on low to moderate income households who face temporary setbacks such as illness, job loss, job reduction or other tragedies. The program should assist approximately 15 households.

PROJECT NO. 3

Project Title: MATTO'S FIELD REHABILITATION - LIGHTS

Project Sponsor: CAPE ANN WOMEN'S SOFTBALL LEAGUE & CITY OF GLOUCESTER, DPW

The Community Preservation Committee recommends that the City Council appropriate \$110,000 to the Cape Ann Women's Softball League and the City of Gloucester DPW Department for the purpose of rehabilitating Matto's Field with new lighting, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2016.

The Community Preservation Act spending purpose for this appropriation is to support open space and recreation.

Project Summary:

The lighting at Matto's Field was installed in the 70's and has exceeded its life span. Two poles are leaning and one pole adjacent Veterans Memorial School is leaning towards the playground area and school building which poses a safety issue. Many of the lights bulbs have burnt out and can no longer be replaced due to safety factors. Some lights are facing the ground and again cannot be moved due to safety factors. The project would consist of installing six new bases for the lights and new light fixtures.

PROJECT NO. 4

Project Title: FIRE-SPRINKLER & DETERRENCE PROJECT

Project Sponsor: GLOUCESTER UNITARIAN UNIVERSALIST CHURCH

The Community Preservation Committee recommends that the City Council appropriate \$50,000 to the Gloucester Unitarian Universalist Church for the purpose of preserving an historic asset which includes the installation of a fire sprinkler & deterrence system, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2016;

The Community Preservation Act spending purpose for this appropriation is to support historic resources.

Project Summary:

The project includes engineering, design and installation of a whole-building fire-sprinkler system of the "dry" type, tied into the existing 24/7 fire-detection monitoring system. All areas of the building, including the massive tower are included. It includes R-30 wall insulation to fill the 1806, balloon-framed wall cavities, including fire-stops to suppress fire within the walls and greatly enhance thermal efficiency plus an exterior vapor barrier behind the clapboards. Safety upgrades to the electrical system include new circuit breakers and conduit to all sanctuary locations.

PROJECT NO. 5

Project Title: TARR AND WONSON PAINT MANUFACTORY: INTERIOR RENOVATION OF BUILDINGS A & B
Project Sponsor: OCEAN ALLIANCE, INC.

The Community Preservation Committee recommends that the City Council appropriate \$70,000 to Ocean Alliance for the restoration of the Tarr and Wonson Paint Manufactory, Buildings A & B, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2016.

The Community Preservation Act spending purpose for this appropriation is to support historic resources.

Project Summary:

Work will include the removal of debris, leveling of floors, framing, finishing interior spaces, and utilities installation. Buildings A & B will provide space for OA's rapidly growing robotics program, specifically their STEAM education initiative. The spaces will be multi-purpose, but generally used as an education space, media venue and function/event area.

PROJECT NO. 6

Project Title: RESTORATION OF SCHOONER ADVENTURE: CAPTAIN'S CABIN
Project Sponsor: THE GLOUCESTER ADVENTURE, INC.

The Community Preservation Committee recommends that the City Council appropriate \$25,000 to the Gloucester Adventure, Inc. for the purpose of the rehabilitation and restoration of an historic asset which includes the restoration and reconstruction of the Captain's Cabin to its original configuration, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2016;

Project Summary:

The Schooner *Adventure* is the last of the great Gloucester dory-fishing schooners that plied the fishing banks of the North Atlantic. Funds will be used to restore the Historic Captain's Cabin which includes restoring the original paneling, which

includes repair to damaged pieces and creating new pieces to match existing as much as feasible, recreation of bunks, and other details in the cabin.

The Community Preservation Act spending purpose for this appropriation is to support historic resources.

PROJECT NO. 7

Project Title: FEASIBILITY STUDY FOR HOUSING AT ST. JOHN'S EPISCOPAL CHURCH

Project Sponsor: ST. JOHN'S EPISCOPAL CHURCH

The Community Preservation Committee recommends that the City Council appropriate \$5,000 to the St. John's Episcopal Church for the purpose of affordable housing to conduct a feasibility study for housing on the Church's parking lot located on Washington Street, with the following conditions:

Following a favorable vote of the City Council, a grant agreement shall be executed by the City of Gloucester and the applicant; said agreement shall be in a form acceptable to the Community Preservation Committee and will include, among other provisions governing the use of the award, the following:

1. The expiration of the Award shall be December 31, 2016;
2. The \$5,000 is reimbursable if proof of affordable housing is feasible on the site.

Project Summary:

The project includes a feasibility study for construction of affordable housing on the St. John's parking lot area on Washington Street. The parking lot area is approximately 22,000 square feet, spread over three contiguous lots. The church did a preliminary study in 2011 resulting in a survey of the site, and would examine in detail whether or not a multi-family, mixed-use project is feasible at the site. The project would contribute to the Community Preservation Act stated goal to acquire, create, preserve, and support community housing. The church will contribute \$5,000 to the cost of the study, which should produce the following:

- Identify technical issues with the site, both legal and environmental.
- Determine the permitting process.
- Estimate costs and outline methods of financing through grants, low-interest loans and other methods.
- Preliminary design drawings

The Community Preservation Act spending purpose for this appropriation is to support community housing resources.

Community Preservation Criteria

General Evaluation Criteria

1	Eligible for Community Preservation Act Funding	√
2	Consistent with various plans which are relevant to and utilized by the City regarding open space, recreation, historic resources and affordable housing	
3	Preserve and enhance the essential character of Gloucester	
4	Protect resources that would otherwise be threatened	
5	Serve more than one CPA purpose or demonstrate why serving multiple needs is not feasible	
6	Demonstrate practicality and feasibility, and that the project can be implemented within budget/ on schedule	
7	Produce an advantageous cost/benefit value	
8	Leverage additional public and/or private funds or receive partial funding from other sources and/or voluntary contributions of goods and services	
9	Preserve or improve city owned assets	
10	Receive endorsement from other municipal boards or departments and broad-based support from community members	

Open Space Criteria

1	Permanently protect important wildlife habitat, particularly areas that include: locally significant biodiversity; variety of habitats with a diversity of geologic features and types of vegetation; endangered habitat or species of plant or animal	
2	Preserve active agricultural use	
3	Provide opportunities for passive recreation and environmental education	
4	Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats	
5	Provide connections with existing trails or protected open space	
6	Acquire land or easements for potential trail linkages	
7	Preserve scenic and historic views	
8	Border a scenic road	
9	Protect drinking water quantity and quality	
10	Provide flood control/storage	
11	Preserve and protect important surface water bodies, including streams, wetlands, vernal pools, riparian zones or Areas of Critical Environmental Concern (ACEC)	
12	Buffer protected open space, or historic resources	

Historic Preservation Evaluation Criteria

1	Protect, preserve, enhance, restore and/or rehabilitate historical, cultural, architectural or archaeological resources of significance, especially those that are threatened	
2	Protect, preserve, enhance, restore and/or rehabilitate city-owned properties, features or resources of historical significance	
3	Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site	
4	Demonstrate a public benefit	
5	Ability to provide permanent protection for the historic resource	

Community Housing Evaluation Criteria

1	Contribute to the goal of 10% affordability as defined by chapter 40B of the Massachusetts General Laws	
2	Promote a socioeconomic environment that encourages a diversity of incomes	
3	Provide housing that is harmonious in design and scale with the surrounding community	
4	Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units pursuant to chapter 40B	
5	Ensure long-term affordability	
6	Address the needs of range of qualified household, including very low, low, and low-to-moderate income families and individuals	
7	Provide affordable rental and affordable ownership opportunities	
8	Promote use of existing buildings or construction on previously-developed or city-owned sites	

Public Recreation Evaluation Criteria

1	Addresses a need or objective identified in a City plan	
2	Serves a significant number of residents	
3	Preserves and expands the range of recreational opportunities available to city residents of all ages and abilities, including those at-risk of obesity as identified through the Get Fit Gloucester! Community Action Plan	
4	Promotes recreational activities	
5	Maximizes the utility of land already owned by city	
6	Promotes the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities	
7	Preserves and enhances the natural habitat functions and values of open space for wildlife	