



# City of Gloucester City Council

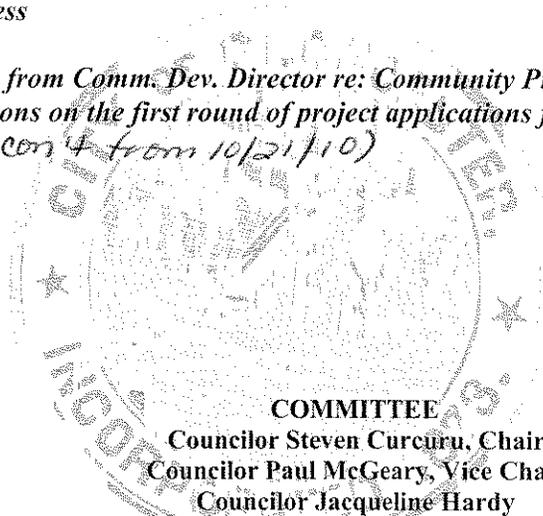
CITY HALL • GLOUCESTER • MASSACHUSETTS • 01930  
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CITY COUNCIL STANDING COMMITTEE  
**Special Budget & Finance Committee**  
Wednesday, October 27, 2010 – 6:00 p.m.  
1<sup>st</sup> Floor Council Conference Room, City Hall

## AGENDA

### 1. *Continued Business*

- A) *Memorandum from Comm. Dev. Director re: Community Preservation Committee's recommendations on the first round of project applications for the Community Preservation Act funding (con 4 from 10/21/10)*



### COMMITTEE

Councilor Steven Curcuro, Chair  
Councilor Paul McGeary, Vice Chair  
Councilor Jacqueline Hardy

Committee members – Please bring relevant documentation

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

CITY CLERK  
GLOUCESTER, MA  
10 OCT 19 PM 1:55

CC: Mayor Carolyn Kirk  
Jim Duggan  
Kenny Costa  
Jeffrey Towne  
Sarah Garcia  
Community Preservation Committee

City Hall Annex  
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**CITY OF GLOUCESTER**  
COMMUNITY DEVELOPMENT DEPARTMENT

**MEMORANDUM**

TO: Mayor Carolyn Kirk  
FROM: Sarah Garcia, Community Development Director *Sarah Garcia*  
CC: Matt Lustig, CPC Project Manager  
RE: Recommendations from the Community Preservation Committee  
DATE: October 4, 2010

The Community Preservation Committee has received, reviewed and made recommendations on the first ever 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.

## GLOUCESTER COMMUNITY PRESERVATION COMMITTEE RECOMMENDATIONS FOR FY10 & FY11 ROUND 1 APPROPRIATION

The Gloucester Community Preservation Committee recommends that City Council appropriate \$502,600 from the Community Preservation Fund for the projects hereinafter described.

The Community Preservation Committee recommends \$307,600 in funding for one-time projects. In addition the Committee recommends that the City Council authorize the issuance of a general obligation bond, in anticipation of future revenues raised through the CPA surcharge, to pay for a substantial portion of the remaining exterior restoration of Gloucester City Hall. The Community Preservation Committee recommends issuance of a 20 year level-debt service general obligation bond for the lesser of \$2,600,000 (plus associated transaction costs) or the amount of debt supported by an annual debt service of \$185,000 (plus \$10,000 in associated transaction costs).

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

Estimated Community Preservation Fund Revenue available for appropriation or reservation is \$960,000. This includes receipts for the local surcharge during FY 2010 and accumulated interest, and estimated receipts for FY 2011, plus the anticipated 28% state match.

Applications for all projects are available for review in the Office of Planning and Development.

Submitted by: Community Preservation Committee

J.J. Bell, Co-Chair and At-Large  
Bill Dugan, Housing Authority  
Karen Gallagher, Planning Board  
Dan Morris, Open Space and Recreation  
Scott Smith, At-large

Sandy Dahl-Ronan, Co-Chair and At-Large  
John Feener, Conservation Commission  
Ian Lane, Historic Commission  
Stacy Randell, At-large

**Summary of 2010 Community Preservation Committee Recommendations**

Project No.	Applicant	Project Title	Category	Recommended Amount
1	Community Development Department	Dogtown/ North Gloucester Woods Preservation Planning	Open Space	\$30,000
2	Gloucester High School, Jim Schoel	Wostrel Environmental-Adventure Center	Open Space/Recreation	\$10,100
3	Gloucester Development Team	Central Grammar Apartments	Community Housing	\$50,000
4	The Gloucester Adventure	Schooner Adventure Restoration: Windlass and Anchor Chain	Historic Preservation	\$25,000
5	City Hall Restoration Commission	City Hall Restoration-Completion of the Exterior Restoration	Historic Preservation	\$195,000* (\$2,600,000)
6	Gloucester Unitarian Universalist Church	Universalist Meetinghouse Restoration Phase II	Historic Preservation	\$30,000
7	Gloucester Historical Commission	Gloucester Street Survey Update	Historic Preservation	\$7,500
8	Historic New England	Beauport Window Conservation	Historic Preservation	\$25,000
9	Gloucester Housing Authority	Cape Ann Homeownership Center	Community Housing	\$20,000
10	Gardner Company	10 Taylor St. Condominiums	Community Housing	\$110,000
* 20 Year Bond @ 3.75% approximately \$185,000/ year + one-time transaction costs of \$10,000-\$15,000			TOTAL	\$502,600

## PROJECT NO. 1

### DOGTOWN/ NORTH GLOUCESTER WOODS PRESERVATION PLANNING

Project Sponsor: Gloucester Community Development Department

The Community Preservation Committee recommends the appropriation of \$30,000 to the Gloucester Community Development Department to create an existing conditions inventory to be used to develop a preservation plan for the Dogtown/ North Gloucester Woods area.

The Community Preservation Act spending purpose is to plan for the ultimate acquisition of open space.

#### **Project Summary**

The project will (1) inventory the ownership and existing level of protection of 105 parcels north of the publicly-owned land in Dogtown and the Babson Watershed including land title research to obtain current deeds and property boundary plans, (2) map out existing access points, trails and ways through those parcels and (3) use the deeds, plans and interviews of current residents to determine the current legal status of public access to the historic paths and roads through the area.

The existing conditions inventory will then be used to develop (1) a preservation plan for the area designed with input from landowners and residents, (2) widely supported strategies to preserve open space and public access to and across these lands.

Community Preservation Act funding will be used to engage the services of a title abstractor and land surveyor to gather the necessary information to complete the inventory and to obtain legal advice as need to determine the legal status of public access through the area.

**PROJECT NO. 2**  
**WORSTREL ENVIRONMENTAL-ADVENTURE CENTER**  
Project Sponsor: Gloucester High School (Jim Schoel)

The Community Preservation Committee recommends the appropriation of \$10,100 to Gloucester High School (Jim Schoel) for the removal of invasive tree species and the replanting of native species at the Worstrel Environmental-Adventure Center.

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

**Project Summary**

The Worstrel Environmental-Adventure Center will be an education center adjacent to the Annisquam River and Gloucester High School that will utilize this unique environmental area to enhance outdoor educational and vocational opportunities for Gloucester High School students. The project will include construction of a Challenge Course, an addition to the existing Aquaculture Lab, and a Community Garden.

Community Preservation Act funds will be used to remove and replace invasive Norway maples with species beneficial to wildlife.

**PROJECT NO. 3**  
**CENTRAL GRAMMAR APARTMENTS**  
Project Sponsor: Gloucester Development Team

The Community Preservation Committee recommends the appropriation of \$50,000 to the Gloucester Development Team for the restoration of the Central Grammar Apartments, located at 10 Dale Avenue.

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

**Project Summary**

Central Grammar Apartments is an 80-unit affordable elderly housing development across the street from Gloucester City Hall. It is a brick school building built in 1889 and the 1920's that was converted to residential use by Gloucester Development Team in 1975. Legal affordability restrictions on the apartment rentals are expiring, and after 35 years the building badly needs renovation. The Gloucester Development Team is proposing to recapitalize the property with tax exempt bond financing, private equity, 4% federal low income housing tax credits, federal and state historic preservation tax credits, and other state funding. The rehabilitation includes fire suppression sprinkler system, roofing, pointing and masonry repairs, new historically accurate and more energy efficient windows, handicap accessibility, new kitchens and baths, interior cosmetic upgrades, boiler and control replacement, insulation and other energy-conserving improvements.

Community Preservation Act funding will leverage public funding for the project by contributing toward the local match for \$2,695,000 in the Commonwealth's Capital Improvement and Preservation Funds and Affordable Housing Trust Funds.

**PROJECT NO. 4**

**SCHOONER ADVENTURE RESTORATION: WINDLASS & ANCHOR CHAIN**

**Project Sponsor: The Gloucester Adventure**

The Community Preservation Committee recommends the appropriation of \$25,000 to The Gloucester Adventure to contribute toward the rebuilding of the windlass and attach the anchor chain to the National Historic Landmark, Schooner Adventure.

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

**Project Summary**

This Gloucester Adventure, Inc. has been undertaking the restoration of the Schooner Adventure, the last of the Gloucester dory fishing schooners, to the original 1926 fishing configuration. Once completed, the Adventure will serve as a floating and sailing museum and educational facility dedicated to the preservation and retelling of the New England fishing industry centered in Gloucester. Rebuilding the windlass and replacing the anchor chain are the next critical steps toward completing the vessel's \$3.5 million restoration. The windlass is a large wooden and iron hand actuated winch that enables the Adventure's 1000 pound anchor to be raised and lowered, allowing the vessel to be anchored in open water. This piece of equipment is essential for the safe operation of the schooner.

Community Preservation Act funding will be used to help rebuild the windlass.

**PROJECT NO. 5**  
**GLOUCESTER CITY HALL EXTERIOR RESTORATION**  
Project Sponsor: City Hall Restoration Commission

The Community Preservation Committee recommends the appropriation of a 20 year level-debt service general obligation bond for the lesser of \$2,600,000 (plus associated transaction costs) or the amount of debt supported by an annual debt service of \$185,000\* (plus associated transaction costs), for the exterior restoration of Gloucester City Hall. Bonding this important work now can take advantage of competitive construction costs and historically low interest rates.

\* The annual debt service is based on information provided by First Southwest (9/15/10), and assumes an interest rate of 3.75%.

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

**Project Summary**

Completed in 1871, Gloucester City Hall is the most historically and architecturally significant municipally owned building in Gloucester, and is listed on the National Register of Historic Places. Designed by the acclaimed architectural firm of Gridley J.F. Bryant and Louis Rogers, Gloucester City Hall defines the City's skyline, contributes to the architectural fabric of Gloucester, adds vibrancy to downtown, houses municipal treasures, serves as an important venue for community events and has been the seat of municipal government departments for almost 140 years.

As part of the ongoing exterior restoration of Gloucester City Hall, Community Preservation Act funding will be used to fund architectural and engineering plans and to restore and rehabilitate the rapidly deteriorating elements of the building's exterior envelope, including the balance of the tower, the ventilators, the decorative cornice, the windows, and the entrance porticos.

## PROJECT NO. 6

### UNIVERSALIST MEETINGHOUSE RESTORATION PHASE II

Project Sponsor: Gloucester Unitarian Universalist Church

The Community Preservation Committee recommends the appropriation of \$30,000 to the Gloucester Unitarian Universalist Church to fund improved accessibility for persons with disabilities, including a platform lift, as well as to construct Americans with Disabilities Act compliant lavatories.

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

#### **Project Summary**

Built in 1805-06 the Meetinghouse is listed on the National Register of Historic Places and is the oldest standing church in Gloucester. It is an often-cited example of a design popularized by an early American architect, Asher Benjamin. The 155-foot lantern tower lighted at night is an iconic symbol of the City and has guided mariners into Gloucester Harbor for more than 200 years. The Meetinghouse hosts dozens of public events each year including theatrical and musical performances, lectures, benefit events and group meetings. The Sanctuary and other areas where these events are held are now inaccessible to persons unable to navigate stairs.

Community Preservation Act funding will help make this historically important building accessible to persons with disabilities, through the installation of a platform lift elevator to serve both a downstairs Vestry and the 300-seat main Sanctuary above. Lavatories for use by persons with physical disabilities will also be constructed.

**PROJECT NO. 7**  
**GLOUCESTER STREET SURVEY INDEX UPDATE**  
Project Sponsor: Gloucester Historical Commission

The Community Preservation Committee recommends the appropriation of \$7,500 to the Gloucester Historical Commission to update the Street Survey Index of historic properties.

The Community Preservation Act spending purpose for this appropriation is to plan for the ultimate restoration and preservation of historic resources.

**Project Summary**

The Survey Update will provide (1) a detailed assessment of Gloucester's inventory historic properties and (2) comprehensive recommendations for priorities for updating and expanding the inventory. While the city's existing historic resources inventory is relatively comprehensive, gaps and omissions are recognized, given the size of the City and the age of many of the existing inventory forms. The earliest inventory forms for Gloucester were prepared in the 1970s. It is important to evaluate the completeness and accuracy of the city's existing collection of forms, in the light of new information that may be available, the passage of time that makes additional properties meet the threshold for historic designations, and new perspectives on the cultural significance of property types and styles that may previously have been underappreciated and under documented.

The Survey Update will identify areas where additional work is necessary, and provide a solid basis for the City to move forward with its outstanding historic properties survey needs.

The Survey Update will result in a written Survey Plan, which will include an assessment of the existing inventory of approximately 1400 properties and National Register documentation for historic properties; a prioritized list of properties recommended for updated or new inventory forms; and a prioritized survey action plan for how best to undertake future documentation and protection of important properties.

Community Preservation Act funding will be used to support the work of a Preservation Consultant to complete the Survey Update.

**PROJECT NO. 8**  
**BEAUPORT WINDOW CONSERVATION (PHASE IV)**  
Project Sponsor: Historic New England

The Community Preservation Committee recommends the appropriation of \$25,000 to Historic New England to provide professional conservation care for approximately 30 historic wood windows at Beauport, Sleeper-McCann House, a National Landmark.

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

**Project Summary**

Beauport, Historic New England's most-visited house museum, is a premiere travel destination in the City Gloucester, a nationally important historic property and a unique educational and cultural resource.

The building's location on a natural rock ledge directly above the Atlantic Ocean places it directly in the path of surface water runoff. Current restoration efforts, including the window conservation project, will prevent future moisture penetration, remove potential threats to the building, and mitigate further damage to the historic fabric and collections.

In 2008, Historic New England secured a \$500,000 matching grant for the planned \$1,135,475 preservation project from *Save America's Treasures* program through the Department of the Interior to address some of the most significant issues threatening the building and collections within. The scope of work includes window repairs and repainting, masonry repairs, and a wood shingle roof replacement. A partial match to the *Save America's Treasures* grant was secured through the Massachusetts Preservation Project Fund in 2008 that allowed Historic New England to begin window conservation work on other sides of the house.

Historic New England is now working towards the challenging restoration of severely deteriorated windows on the harbor side of the property, located over the rocky ledge and the sea.

Community Preservation Act funding will support Phase IV of the \$50,000 window restoration project, with matching funds through the *Save America's Treasures* grant already approved.

## PROJECT NO. 9

### CAPE ANN HOMEOWNERSHIP CENTER

Project Sponsor: Gloucester Housing Authority

The Community Preservation Committee recommends the appropriation of \$20,000 to the Gloucester Housing Authority to expand their pre-purchase, post-purchase, and foreclosure prevention counseling programs through the Cape Ann Homeownership Center.

The Community Preservation Act spending purpose for this appropriation is to support community housing for low and moderate-income individuals and families.

#### **Project Summary**

Established in 1948, the Gloucester Housing Authority currently assists over 1400 low and moderate-income households on Cape Ann annually through public housing, rental assistance, and homeownership programs.

Housing prices and tight credit markets pose obstacles for credit worthy families to purchase their own home. The waiting lists for Gloucester Housing Authority pre-purchase certificate courses have doubled in the past year. The goal of the Cape Ann Homeownership Center is to prepare the potential buyer to be in the best possible position armed with the highest level of knowledge prior to seeking financing. The Homeownership Center also provides training on household budgeting, repair and maintenance, and wise refinancing decisions to enable homeowners to stay in their homes and enjoy being part of the Gloucester Community. There is an urgent need to educate prospective homeowners about safe and stable decisions to ensure the success of their pending homeownership. Guidance and tools to sustain ownership and avoid foreclosure are provided to existing homeowners.

Community Preservation Act funding will help expand the existing counseling program offsetting program expenses and the salary of the Homeownership Specialist.

## PROJECT NO. 10

### 10 TAYLOR STREET AFFORDABLE CONDOMINIUMS

Project Sponsor: Gardner Company

The Community Preservation Committee recommends the appropriation of \$110,000 to the Gardner Company to help fund the construction of three affordable condominium units at 10 Taylor Street.

The Community Preservation Act spending purpose for this appropriation is to create community housing for low and moderate-income individuals and families.

#### **Project Summary**

The Gardner Company proposes to acquire, at a bargain price, a vacant 4,318 s.f. lot, currently owned by the Gloucester Housing Authority, and construct three new condominiums, in accordance with plans approved by the Zoning Board of Appeals. All of the units will be sold to pre-qualified, income eligible, first-time buyers at prices no greater than \$130,000 for 2, two-plus bedroom townhouses and 1, one-bedroom handicap accessible unit. These prices will allow households earning approximately 60-70% of the area median income to qualify for purchase. All units will be deed restricted as permanently affordable, meet the requirements of the Local Initiative Program of the Department of Housing and Community Development, and count towards the City's subsidized housing inventory. Multiple funding sources will combine to achieve the balance of the required \$140,000- \$150,000 project subsidy. Construction financing will be provided by Bank Gloucester.

The 10 Taylor Street Condominium project will revitalize an existing vacant lot in central Gloucester, and provide affordable housing in an established neighborhood. The site is within walking distance of Main St., the waterfront and CATA bus-service.

Community Preservation Act funding will be used to offset all project expenses, including land acquisition, site improvements, building construction and project management.