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# City of Gloucester

## City Council

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Telephone 508-281-9722 Fax 508-281-8472

### CITY COUNCIL STANDING COMMITTEE

#### Special Budget & Finance Committee

Tuesday, November 16, 2010 – 6:00 p.m.

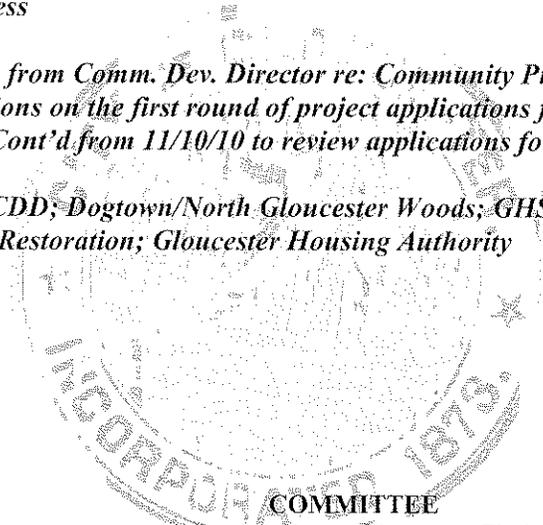
1<sup>st</sup> Floor Council Conference Room, City Hall

### 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 (Cont'd from 11/10/10 to review applications for:*

*Open Space; CDD; Dogtown/North Gloucester Woods; GHS Wostrel Environment Center; and City Hall Restoration; Gloucester Housing Authority*



#### COMMITTEE

Councilor Steven Curcuru, 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  
CPA recommended projects also available to view on [www.gloucester-ma.gov](http://www.gloucester-ma.gov)

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

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. 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.