

Community Preservation Committee

Minutes

August 29, 2023

Members Present: Bill Cuff, Matt Lundberg, Mark Poulin, Robert Gulla, Jane Remsen, Kerry McKenna, Harry Hoglander and Jennifer-Lee Levitz Aronson.

Absent: Bob Whitmarsh

Staff: Zoe Venetsanakos

Meeting called to order at 6:00 PM by Matt Lundberg with the following preamble: I call this meeting of the Gloucester Community Preservation Committee to order at 6:00 PM on Tuesday, August 29, 2023.

In accordance with state Open Meeting Law this meeting has been posted as a Zoom meeting, will be recorded by video and audio and will be conducted by remote participation.

If you are calling in on a phone you can press Star 9 (*9) to request to speak. If you are watching on a computer or device there is a “raise hand” button that you can tap or press to request to speak. Please use either of these options to be recognized to speak.

Committee members in attendance tonight include: Bill Cuff, Matt Lundberg, Mark Poulin, Robert Gulla, Jane Remsen, Kerry McKenna, Harry Hoglander and Jennifer-Lee Levitz Aronson.

Committee members not in attendance include: Bob Whitmarsh.

With that we will proceed to the first item on tonight's agenda.

Item #1 Review & Approve 8/1 CPC meeting minutes

Matt L. states the minutes of the 8/1/2023 meeting had been distributed and asked for any corrections.

No corrections have been made.

MOTION: Bill C. moves that the 8/1 minutes be accepted. Seconded by Harry H. Roll Call Vote: Bill C: Yes, Mark P: Abstain, Rob G: Abstain, Jane R: Yes, Kerry M: Yes, Harry H: Yes, Matt L: Yes. Motion passes with 5 in favor and 2 abstentions.

Item #2 2023 Application Discussions continued

Matt L. shares a document that shows all of the draft funding requests for 2023. The committee will now go over each one again and discuss further before final votes.

Matt L. notes that available funds to consider for this year equals the amount of \$1,048,173.

At first pass the committee is looking to award \$973,738 in total for this year's projects which leaves \$74,435 in surplus. This number includes the 10% required for open space & recreation since all of the applications this year fall under historic preservation/affordable housing.

Matt L. recognizes that Jennifer-Lee Levitz Aronson has joined the meeting at 6:13 PM.

Final cuts before voting:

First Project:

- Project name: 14 Elm Street Preservation
- Applicant: Cape Ann Museum
- Category: Historic
- Requested: \$170,000
- Total project cost: \$4,000,000
- % of total: 4%

The committee has no new comments and keeps the estimated allocation of \$75,000 for this project.

Second Project:

- Project name: Babson Alling House, Continuing Stabilization Work
- Applicant: Cape Ann Museum
- Category: Historic
- Requested: \$36,469
- Total project cost: \$72,938
- % of total: 50%

The committee has no new comments and keeps the estimated allocation of \$36,469 for this project.

Third Project:

- Project name: Bay View Cemetery Restoration Phase 2
- Applicant: Cemeteries Advisory Committee / DPW
- Category: Historic
- Requested: \$40,000
- Total project cost: \$65,552
- % of total: 50%

Matt L. shares that Chris Maney from the Gloucester Cemeteries Advisory Committee has submitted a letter to the committee requesting \$40,000 in funding (originally \$33,000) to cover

additional cost overruns. The committee agrees to allocate an estimated amount of \$40,000 for this project.

Fourth Project:

- Project name: Beauport Masonry Repairs
- Applicant: Historic New England
- Category: Historic
- Requested: \$20,000
- Total project cost: \$68,000
- % of total: 29%

Mark P. asks to clear up whether this project is a study or actual repairs. Kerry M. answers this award is for the repairs. The committee keeps the estimated allocation of \$20,000 for this project.

Fifth Project:

- Project name: City-owned Artworks Preservation
- Applicant: Gloucester Committee for the Arts
- Category: Historic
- Requested: \$150,000
- Total project cost: \$150,000
- % of total: 100%

Mark P. asks if they are receiving ARPA funding? Matt L. states he does not believe they are. The committee keeps the estimated allocation amount of \$125,000 for this project.

Sixth Project:

- Project name: Hammond Castle Oceanside Exterior Restoration
- Applicant: Hammond Castle Museum
- Category: Historic
- Requested: \$174,000
- Total project cost: \$347,000
- % of total: 50%

The committee has no new comments and keeps the estimated allocation of \$87,000 for this project.

Seventh Project:

- Project name: Manship Improvements Feasibility Study
- Applicant: Manship Artist Residence and Studios Inc.
- Category: Historic
- Requested: \$50,000
- Total project cost: \$175,000
- % of total: 29%

The committee has no new comments and keeps the estimated allocation of \$50,000 for this project.

Eighth Project:

- Project name: Sargent House Museum- paint visitors entrance side
- Applicant: Sargent House Museum
- Category: Historic
- Requested: \$8,000
- Total project cost: \$8,000
- % of total: 100%

Matt L. states the issue to consider for this project is that painting is defined as maintenance under the CPA statute and is not eligible for CPC funds. Matt L. shares he is comfortable awarding this project the full requested amount for other eligible work (not painting). The committee keeps the estimated allocation of \$8,000 for this project.

Ninth Project:

- Project name: Saunders House Structural Reinforcement
- Applicant: Gloucester Lyceum & Sawyer Free Library
- Category: Historic
- Requested: \$125,000
- Total project cost: \$300,000
- % of Total: 42%

Jane R. shares that she spoke with Jenny Benedict (Library Director). She shares that Saunders House is not allowed to solicit donations from any individuals. They have an agreement with the city that states while the Library is doing its capital campaign for renovations, the Saunders House doesn't get any part of that or can participate in that at all. They cannot fundraise in the community. The committee keeps the estimated allocation amount of \$100,000.

Tenth Project:

- Project name: 50R Maplewood Ave Affordable Housing (Whistlestop Apts)
- Applicant: Bigelow Real Estate LLC
- Category: Housing
- Requested: \$250,000
- Total project cost: \$4,185,000
- % of Total: 6%

Jane R. shares that this project hasn't actually been approved by the ZBA yet. A final decision will be made August 30th. The committee raises the estimated allocation amount to \$100,000.

Twelfth Project:

- Project name: 67 Middle Street Affordable Housing (Patillo Building)
- Applicant: YMCA of the North Shore, Inc.
- Category: Housing
- Requested: \$200,000
- Total project cost: \$12,400,000
- % of Total: 2%

The committee has no new comments and keeps the estimated allocation amount of \$100,000.

Thirteenth Project:

- Project name: Action Inc. Tenant-Based Rental/Mortgage Assistance
- Applicant: Action Inc.
- Category: Housing
- Requested: \$200,000
- Total project cost: \$1,074,270
- % of Total: 19%

The committee has no new comments and keeps the estimated allocation amount of \$150,000.

Fourteenth Project:

- Project name: Gloucester AHT-allocate 10% of CPC funds to AHT
- Applicant: Gloucester Affordable Housing Trust
- Category: Housing
- Requested: \$100,000
- Total project cost: \$150,000
- % of Total: 67%

Matt L. states he has shared with the AHT that the committee does not plan on funding this project and has heard nothing back. The committee has no further comments and keeps the estimated allocation at zero.

The above recommendations will be voted on at the next meeting (September 18th, 2023) These are not final and subject to change.

Item #3 Administrative updates

Harry H. states he has been looking into how other towns handle all of the CPC processes. He has ideas of things that could work better/ that can be changed to make the next cycle run more smoothly. The committee will look further into this.

Zoe V. gives updates on projects to date. She shares that the Fitz Henry Lane House project has had a proposal done in the amount of \$4,500. But there is no telling if the project will be completed by the extended contract due date of December 31, 2023. The committee discusses the idea of rescinding this project. She also shares that the Gloucester Baseball Boosters has transferred all rights to the city. The DPW will now be running the project.

Item #4 Next meeting - September 18, 2023

MOTION: Matt L. moves that the meeting be adjourned. Seconded by Bill C. Roll Call Vote: Bill C: Yes, Mark P: Yes, Rob G: Yes, Jane R: Yes, Kerry M: Yes, Harry H: Yes,

Matt L: Yes. Motion unanimously. Meeting adjourned at 7:33 PM.