

COMMUNITY PRESERVATION COMMITTEE
MINUTES
March 9, 2021

A regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, March 9, 2021 at 6:00 pm via remote participation through Zoom. Present were Chair Bart Hoskins, Vice Chair Carole Hamilton, Ed Moriarty, Mickey Northcutt, Joy Livramento-Bryant, Mark Pattison, Bob Callahan and John Boris. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Public Comment

Kate Newhall Smith, Principal Planner for the City of Salem Department of Planning and Community Development and administrator for the Salem Redevelopment Authority (SRA), stated she present to speak to Winn Development proposal. She stated that the SRA designated Winn as the preferred developer of the courthouses and the crescent lot at 252 Bridge Street in November, 2020, after a year of process, interviews and vetting of proposals. She stated that she is exciting to continue working with them on the project, which she believes will be transformative. The project will restore the Federal Street historic courthouses and there will be a significant number of deed-restricted affordable residential units constructed. The SRA is in full support of the project and fund request.

Matt Curtin, Winn Development, 63 Waterhouse Street, Somerville, MA, thanked the Committee for its consideration and stated that they are thrilled to be working in Salem and with such a marquis location and project for the City.

Review and Vote on Determination of Eligibility Applications received

North Shore CDC - Hawthorne Lofts, 13-17 Hawthorne Blvd.

Mickey recused himself from and discussion or vote, because he works for NSCDC..

VOTE: Mr. Callahan made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Community Housing: Creation. Ms. Hamilton seconded the motion. Mr. Hoskins, Mr. Callahan, Ms. Livramento-Bryant, Ms. Hamilton, Mr. Boris, Mr. Moriarty and Mr. Pattison voted in favor. The motion so carried. Mr. Northcutt abstained from voting.

*WinnDevelopment Company LP – Superior Court and County Commissioners
Building/Crescent Lot. 32-34 Federal St. and 252 Bridge St.*

MOTION: Mr. Moriarty made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Community Housing: Creation. Ms. Hamilton seconded the motion.

Mr. Moriarty stated that 40 years ago he had an occasion to work for a law firm that represented Winn Development. He stated that Arthur Winn, now retired, was a leading person in bringing together the public and private sector in providing quality housing. He stated that this project is

an outstanding example of an opportunity to have deeded, guaranteed affordable housing at an important historic site. He added that they will bring generations of expertise to an important asset in Salem that will be accessible to multiple sources of tenants.

VOTE: Mr. Hoskins, Mr. Callahan, Ms. Livramento-Bryant, Ms. Hamilton, Mr. Boris, Mr. Northcutt, Mr. Moriarty and Mr. Pattison voted in favor. None voted in opposition. The motion so carried.

Other Business

Approval of Minutes – 2/9/21

MOTION/VOTE: Mr. Boris made a motion to approve the minutes of 2/9/21. Mr. Northcutt seconded the motion; all were in favor and the motion so carried.

Update on Available CPA Funds

Ms. Guy stated that the State match percentage will be released soon and she will hopefully have the draft FY22 budget for the April meeting.

Next Meeting(s):

Ms. Guy stated that the next meeting is scheduled for Tuesday, April 13, 2021, where the CPC will rank applications High, Medium or Low priority, or ask for additional information from applicants, or request an applicant be present at the next meeting.

There will be a second April meeting, where the CPC develops its funding recommendations.

There being no further business, Mr. Northcutt made a motion to adjourn. Mr. Pattison seconded the motion; all were in favor, and the motion so carried.

Respectfully submitted,

Jane A. Guy
Administrator