

COMMUNITY PRESERVATION COMMITTEE
MINUTES
May 8, 2018

A meeting of the Community Preservation Committee (CPC) was held on Tuesday, May 8, 2018 at 6:00 pm at 98 Washington Street, Salem, MA. Present were Chair Kevin Cornacchio, Tim Shea, John Boris, Carole Hamilton, Joanne McCrea and Chris Burke. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Entering later in the meeting was Mickey Northcutt and Bart Hoskins.

Public Comment

Present in the audience was Patricia O'Brien, Executive Director of Park, Recreation and Community Services.

Ms. O'Brien stated that she appreciated the CPC's ongoing support. Ms. O'Brien reviewed the plan of the Old Salem Greens golf cart paths, noting that the black paths on the plan are all proposed new installations, blue is already installed and where they are proposing to replace anything existing is in yellow, along with removing pavement. The chart explains the square footage. She stated that the funding request does not exceed the cost of the proposed new installations. Ms. O'Brien stated that she had forwarded an updated budget for Memorial Park irrigation. She stated that the current irrigation hasn't worked for the last ten years, so it is likely at least 30 years old. It would be upgraded to what would meet compliance now in terms of piping and backflow, etc. She noted that she is requesting CIP funds to regrade the field after the irrigation is done.

Ms. McCrea asked how it is maintained after installation.

Ms. O'Brien stated that once whether breaks the parks' crew go out and checks all irrigation systems and then it is checked again in fall (whenever the system is turned on or off). This would fall under the maintenance budgets of Parks and/or the DPW.

Mr. Shea asked, if the cart paths were to be given a partial award, would it still help and would she get the rest somewhere else.

Ms. O'Brien stated that the overall project is \$590,000 with contingency. She stated that whatever is need above the CPA award would have to be bonded. She stated that they will do the project all at once and the plan is not to close golf course.

Ms. McCrea asked if the fees for carts would help pay off the bond.

Ms. O'Brien stated that with all the costs of the golf course, including staffing and water, the city breaks even. The City does not really make money on the golf course. The bond would be a loan payment that the City would make. The cart fees go into general funds.

Development of FY18 Funding Recommendations - Continued

The Committee reviewed the following remaining applications that were previously ranked High priority:

- 211 Bridge Street window restoration
- Golf Cart Paths
- Memorial Park Irrigation

Mr. Cornacchio noted that the funds remaining is \$246,647.97 and the CPC is not required to award it all.

Mr. Shea suggested allocating \$150,000 for the golf cart paths, \$54,000 for Memorial Park irrigation and the remaining to 211 Bridge Street windows. He noted that 211 Bridge Street submitted an amended budget down to \$88,077.50 and by giving them \$42,647.97, it would be almost half, which is significant. He stated that he personally ranked the other two projects higher because they are city projects.

Ms. Hamilton suggested \$88,077.50 for 211 Bridge and \$54,000 for Memorial Park, which would leave just over \$104,000 for the cart paths. She stated that her inclination would be to go with \$104,000 for the golf cart paths, noting that they are going out for bond anyway. It would still be a substantial amount of money, while being able to fund the other two projects at what they need to proceed.

Mr. Cornacchio stated that it was a good idea.

Mr. Shea stated that his disagreement is that the golf cart paths is a city project as opposed to funding a non-profit entirely. He personally preferred to see more money going toward city projects.

Ms. McCrea stated that she felt the funds going to 211 Bridge would help out more people than the golf cart paths, even though it is a city project. She stated that there is a more diverse group of people that use 211 Bridge Street.

Mr. Shea stated it might be a more diverse group, but he would not say more people in total, noting that the golf course is open 7 days a week and is crowded.

Mr. Burke agreed with Mr. Shea, stated that it gives 211 Bridge about half of what they are asking and they are a private group with a significant amount of money. He added that he supports 211 Bridge, that he has attended that church and felt the proposed project is great and the CPC is responding to that by giving them a big chunk of change.

MOTION: Mr. Shea made a motion to recommend \$150,000 for the golf cart paths, \$54,000 for Memorial Park irrigation and the balance to 211 Bridge Street windows. Mr. Burke seconded the motion.

Mr. Northcutt joined the meeting at this time.

Mr. Cornacchio summarized Mr. Shea's proposal of \$150,000 for the golf cart paths, \$54,000 for Memorial Park irrigation and the balance to 211 Bridge Street windows.

Mr. Shea noted that the remaining balance to 211 Bridge would be approximately half their amended budget.

Mr. Northcutt questioned if 211 Bridge can do the project with half the funds.

Mr. Shea stated that he did not know that answer without anyone here from 211 Bridge. He noted that Ms. O'Brien stated that the golf cart project could proceed with \$150,000.

Ms. Hamilton stated that because of the ability for the City to bond for the golf cart project, her proposal is to give 211 Bridge the \$88,071.50 that they requested, along with \$54,000 to Memorial Park, which leaves just over \$104,000 for the golf cart paths. She noted that the others don't have the ability to bond.

Mr. Shea stated that bonding goes back on the citizens.

Mr. Boris stated that 211 Bridge Street has fundraising opportunities that city does not have.

Mr. Northcutt noted that CPA is still taxpayer funds.

Mr. Shea stated that that is why he preferred it go to City projects over non-profits. He added that he felt 211 Bridge is a worthy organization.

Mr. Northcutt considered if it is an appropriate resource for which to spend money and if it about the organization or the resource proposed to be preserved. He agreed that Salem has massive amounts of historical property owned by the City and we could do this for ten years and barely make a dent in the needs. There is a never ending supply of historic resources in Salem. He stated that is some ways the City benefits from having a private organization that fundraises and keeps it up. He noted that if the House of the Seven Gables walked away, the City would likely step in, because no reasonable person would want the Gables to become condos. He felt this would be the same with Hamilton Hall, that the City wouldn't let it be turned into something different. The City benefits from having those set up with private benefactors, because the City isn't asked to pay for operating costs. Mr. Northcutt stated that he feels 211 Bridge also fits in, although maybe not as clearly as the Gables, Hamilton Hall or Superior Court. He noted that it is one of most prominent corners.

Mr. Shea stated that he liked what they do more than the building itself.

Mr. Northcutt felt the recommendation should be more about the resource.

Mr. Hoskins joined the meeting at this time.

Mr. Northcutt stated that he thought that the CPC should not over-estimate the ability for these organizations to raise tens of thousand of dollars for preservation. He noted that Salem is not a super wealthy community and that \$40,000 is a lot for a small non-profit to raise and can't be done easily.

Mr. Burke stated that he was in support of Mr. Shea's proposal, but was also in support of 211 Bridge. He noted it has a Bulfinch designed interior and is a special place. He felt that they will

likely come back in year after year with different projects, while the cart path project is a one-time thing.

Mr. Boris noted it is one of the few properties that generates income for the City.

Mr. Shea asked if partial funding was recommended for Memorial Park, would the project proceed.

Ms. O'Brien stated that while anything would be helpful, she would have request more CIP funds.

Mr. Shea stated that his rationale is to give the most to City projects because this is taxpayer money. He noted that \$42,000 for 211 Bridge is still significant amount to give to a non-profit.

VOTE: The motion was voted on. Voting in favor were Mr. Cornacchio, Mr. Shea, Mr. Boris and Mr. Burke. Voting in opposition were Mr. Northcutt, Ms. Hamilton and Mr. Hoskins. Ms. McCrea abstained from voting. The motion so carried.

Ms. McCrea asked that the record show that we all thank her and appreciate the work she does. Mr. Burke stated that Ms. Guy did a good job and that he was impressed with all the spreadsheets. Mr. Shea stated that he agreed wholeheartedly.

Other Business

There was no other business.

Next Meeting Date

Ms. Guy stated that the next regular meeting date is tentatively scheduled for Tuesday, June 12, 2018, but there are currently no agenda items. She stated that the CPC will likely not meet again until fall.

VOTE: There being no further business, Mr. Boris made a motion to adjourn. Mr. Shea seconded the motion; all were in favor, and the motion so carried.

Respectfully submitted,

Jane A. Guy
Administrator