



JOSEPH A. CURTATONE
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
MINUTES
MARCH 1, 2016**

MEMBERS

Dick Bauer, Chair
Michael Fager, Vice Chair
Michael A. Capuano
Elizabeth Duclos-Orsello
Arn Franzen
Ezra Glenn
Courtney Koslow
Uma Murugan

STAFF

Kristen Stelljes

The Community Preservation Committee (CPC) held a regular meeting at 7:00pm in the third floor community room at the Visiting Nurse Association, 259 Lowell Street, Somerville, MA 02144. An audio recording of the meeting is available upon request.

Members Present Chair Dick Bauer, Vice Chair Michael Fager, Michael Capuano, Arn Franzen, and Uma Murugan

Members Absent Elizabeth Duclos-Orsello, Ezra Glenn, and Courtney Koslow

Staff Present Emily Monea and Kristen Stelljes

Others Present Mark Howland, Somerville Library Board of Trustees

The chair opened the meeting at 7:04.

Agenda item 1: Public comment period

Mr. Howland shared that he is interested in the Committee's discussion on the West Branch Library and if the Committee funds the application, how they will make the decision to fund it through regular CPA funds or bonding and how the Committee will consider balancing the large West Branch Library request with smaller requests.

Agenda item 2: Administrative items

a. Report from Board of Alderman meeting, 2/25/16

The Board of Alderman approved: 1) moving the money within the CPA reserve accounts to ensure the Committee is meeting the minimum thresholds in FY15 and FY16 for 15% of CPA funds being spent for open space/recreational land, 15% for historic preservation and 45% for affordable housing; 2) appropriating funds in the housing reserve to the affordable housing trust for FY16 so that 45% of CPA funds are spent on housing; and 3) appropriating additional funding for CPC admin and operations due to the fact that the state match was higher than budgeted.

b. FY16 Trust grant agreement

Mr. Capuano stated that he is comfortable with the grant agreement but asked about the status of the reports from the Affordable Housing Trust Fund which are expected every six months. Ms. Monea has

received verbal reports, but has not yet received a written report. Ms. Monea and Ms. Stelljes will meet with the Affordable Housing Trust the week of March 7 to discuss the need for written reports. The Committee agreed that Mr. Bauer, as the CPC chair, will sign the FY16 agreement on behalf of the CPC.

Agenda item 3: FY16 application review

a and b. Discussion on West Branch Library application and Bonding on FY16 projects

Mr. Franzen attended the West Branch Library community meeting on February 29, which focused on design options for the arrival court and rear yard, and expressed that he thinks the design team will deliver a high quality project. Mr. Bauer also attended and expressed his appreciation for the community process the design team has conducted but also expressed his concern about the historical appropriateness of the arrival court design. He stated his interest in a budget that would be clearer as to what aspects of the Library project were being included in the CPA request. He also asked how dependent the City was on CPA funding for the project to go forward. Mr. Franzen agreed that this is not clear. Ms. Monea shared that she has spoken with the project manager several times so he understands that expenses related to the new addition are not an allowable CPA expense.

Mr. Fager expressed his concerns about the designs for the open space around the Library, which would take the green space around the Library and turn it into pavement. The addition of impervious surface will increase the amount of stormwater flowing to the river.

Mr. Capuano raised the question of whether funding the Library project is the most appropriate use of CPA funds because the City has its own ability to bond for the project, the City receives a large proportion of CPA funds, particularly for open space and the City had not prioritized maintaining the Library. Mr. Fager said he agreed with Mr. Capuano. Mr. Franzen said that as a Carnegie library, the West Branch has an important history and will add important community space. He thinks the decision should be taken seriously, but it is an important opportunity that the CPA should support. He feels the project addresses the CPA goals, but has concerns about tying up the CPA budget for a long period of time. He expressed an interest to get more information from the City about its priorities for capital projects. Mr. Capuano expressed his support for the Library project but wants the CPA to consider the application with the knowledge that the City will likely come to the CPC to ask for funds for other large upcoming capital projects, such as City Hall. Mr. Murugan expressed that she shares the other members' ambivalence about the project.

Mr. Bauer shared that the Massachusetts Historic Commission will need to approve the project and there will likely be questions about the historical appropriateness of the landscaping in the front and possibly the addition in the back.

Mr. Fager asked if the ADA access features were going to be all in the new building. Mr. Bauer said that the entrance to the elevator would be in the new building but the elevator would be in the old building. Mr. Fager suggested that the CPA could select which aspects of the project it would like to support. Ms. Monea suggested the Committee members reference the City's new capital improvements plan.

Mr. Bauer asked Mr. Howland to comment. Mr. Howland shared that there may be some things that the CPC may be more interested in funding than others such as the historic stenciling, the roof and the skylight, so the CPC can invest in things they care about. He also shared that the building has serious water infiltration issues, so if they are not addressed soon, there will be great rebuilding expenses in the future. The highest priority of the Library is to maintain the shell of the building. With greater resources, the Library will be able to expand services. Accessibility is the second priority.

Mr. Capuano asked what the CPC's ability to bond for future projects such as City Hall would be. Ms. Monea said that the CPC could commit all of its surcharge revenue to debt service, allowing it to take out bonds up to a total of \$22 million, but noted this would take up almost the entire CPC budget each year.

The Committee took an informal straw poll to get a sense of how much yearly debt service they wanted to carry for the West Branch Library project. The ranges expressed were from 100,000 to 250,000, which would mean a bond of \$1.45 to 3.4 million. The CPA staff will ask the capital projects staff to provide a more detailed budget and will ask them to attend the March 23 meeting so the CPC can make a decision based on what work could be accomplished at specific funding amounts.

The Committee agreed that if there is not enough time to give sufficient consideration to the West Branch Library decision at the meeting on the 23rd, they will consider holding another meeting on March 30 to make their decision. The decision on the Library can be submitted separately from the recommendations on the other FY16 applications but the Committee will aim to submit their recommendation before June. Ms. Monea suggested that funding conditions for the grant agreement include that the remainder of the project is funded, the project receives the necessary approvals, such as from the Massachusetts Historic Commission, Historic Preservation Commission, and for the zoning variance for the new addition and Capital Project share the final design with the Committee because it is possible that design changes will come as a result of the necessary approval processes.

c and d. Responses from applicants to Committee questions from February 24 meeting and Discuss preliminary funding recommendations for FY16 projects

Open Space and Recreational Land

Ms. Monea noted that \$1,036,105 is available in FY16 for Open Space, with \$810,160 in requests for Open Space funding not including the \$301,000 for the Community Path project which is a blended project. Mr. Capuano noted that if the West Branch Library Project is bonded, there is sufficient funding in the FY16 budget to fully fund the remaining projects.

Hoyt Sullivan Playground

All five committee members present expressed their support to fully fund the project at \$400,000. Mr. Fager stated that a condition for funding is that the City save the beech tree in the center of the park.

Allen Street Mixed Use Renovation

Four members supported funding the project; Mr. Fager does not. A funding condition will be that the City holds a community engagement process. Mr. Franzen asked what amount of space would be required by the Head Start for the playground.

Open Space Acquisition Fund

Ms. Murugan expressed interest in contributing unallocated FY16 monies to the acquisition fund and Mr. Franzen supported this. Mr. Capuano would like to ensure this fund is not used to acquire properties through eminent domain. He said he would be comfortable including the discussion about eminent domain in the broader discussions about the terms of the fund. Mr. Bauer requested the draft funding condition in the funding recommendation document be strengthened. Mr. Fager requested that part of the terms of the fund would require that land procured with monies from this fund be marked with a sign stating the funds came from the Community Preservation Act. All members of the committee supported funding the fund.

Remnant, Right of Way and Unclaimed Space Inventory

Ms. Monea flagged that the eligibility of this project needs to be confirmed. The CPA staff will confirm the eligibility of the project with the Community Preservation Coalition. A condition of funding would be that the Committee approve the scope of work. Three committee members were supportive of funding the project at \$30,000. Mr. Fager and Ms. Murugan are not supportive of funding the project.

South Street Farm

All Committee members were supportive of funding the project at \$60,160.12.

Preservation, Rehabilitation and Improvements to the Community Path

The CPA staff will meet with the City's legal counsel and the Transportation and Infrastructure staff to discuss the technical issues of the project. Mr. Franzen shared that he is not aware of a meeting between Friends of the Community Path and the City. Ms. Stelljes provided the answer to Mr. Fager's question from the previous meeting regarding the location of the interpretive display. The Friends of the Path will select a location that has sufficient right of way and that would benefit from additional activation. The Committee tabled their discussion on funding this project to the March 23 meeting.

Historic Resources

\$329,973 is available in FY16 for historic resources projects.

Somerville Public Library Historic Mold Remediation

The Library withdrew their application because they learned that the proposed solution would not be a permanent solution. Ms. Stelljes asked the Committee if they would be willing to consider a revised proposal. The Committee expressed support to allow the Library to resubmit their proposal with the addition of the installation of a new HVAC system or to continue with their existing proposal even if it is not a permanent solution. The CPA staff will discuss the options with the Library staff.

Historic Property Preservation Fund

Ms. Monea suggested that a condition for the grant be that the terms of the fund be approved by the CPC. Mr. Fager expressed his support for the project but noted the concern that those residents who do not live in a historic district will feel discriminated against because they cannot access these funds. Mr. Bauer answered that often residents in a historic district feel burdened by the requirement but acknowledge the concern. The committee clarified that the funds will only be able to be used for building exteriors visible in a right of way. All committee members expressed their support for funding the project at \$150,000.

Milk Row Cemetery

All members expressed their support for funding the project at \$26,808.

Somerville Museum Capital Plan

The Committee reviewed the budget for the elevator. The Museum had responded to the CPC's question about the elevator funding gap noting their funding gap is \$257,820. They requested the CPC also strongly consider supporting the security project which could be done for \$19,487. This makes their minimum request \$277,307. Ms. Stelljes stated a funding condition needs to be that the Museum secure the necessary approvals for the project. Mr. Bauer suggested funding the application at a higher level than the minimum because otherwise this would mean the Museum will have to spend all of their existing funds on the elevator project. Ms. Monea confirmed that all of their current funding is earmarked for the elevator project because their capital plan and the elevator in particular are their highest priorities. He also noted that all Museum staff are volunteers. The CPA staff will confirm with the Community Preservation Coalition that the security system improvements are an allowable expense. Ms. Monea confirmed that there are sufficient funds in the FY16 budget to fund the full amount of the Museum request. All committee members present expressed their support for funding the Museum project at \$423,480.

31 Union Square

Ms. Stelljes shared that she learned that Union Square is a Community Development Block Grant area, so the property could apply for storefront improvement funds. She also noted that the project has not yet been presented to the Somerville Historic Preservation Committee, which is strongly suggested. Ms. Stelljes and Ms. Monea suggest the applicant present at the HPC for their opinion about the compliance of the project with the US Secretary of the Interior's Standards for Historic Rehabilitation. The Committee tabled making a preliminary funding decision until more information is received from the property owners. Mr. Bauer expressed his ambivalence on the project because though it is a project submitted by a private owner who is asking for a large sum of money without contributing their own resources, this property possibly has the greatest character and historic value in Union Square. Mr. Capuano shared that the developer US2 came before the Planning Board requesting permission to rip out the entire storefront and replace it with something new. The community and Planning Board were against the proposal, so they withdrew it and are now coming to the CPC, requesting it pay for the whole storefront renovation. As a result, Mr. Capuano is not supportive of the project. Mr. Fager noted that this demonstrates that they have the funding available for the work. The Committee reviewed questions for Ms. Stelljes to share with the property manager to share with the property owner. Mr.

Franzen stated that this property is a valuable historic resource and it would be a shame to lose it, so the Committee should think about how to incentivize the property owners.

e. Feedback on usefulness of funding recommendations document

The Committee agreed that a grant period would not be included as a funding condition in the funding recommendation document.

Agenda item 4: Any other business

Ms. Stelljes asked if she should schedule the Groundwork presentation requested by the CPC for the April or May meeting. The Committee members agreed.

Agenda item 5: Next meeting: Wednesday, March 23rd at 7pm (Visiting Nurses Association, 257 Lowell St. Somerville, MA 02144, Third floor conference room)

Meeting Adjournment

Upon a motion from Michael Capuano, seconded by Michael Fager, the Committee voted 5-0 to adjourn at approximately 9:35.

Documents and Exhibits:

1. Meeting agenda
2. FY16 CPA Funding Applications summary
3. Presentation on FY16 CPA funding availability
4. West Branch Library Estimated Debt Service
5. FY15 Community Preservation Act Grant Agreement for Somerville Affordable Housing Trust Fund
6. List of CPC FY15 Funding Conditions
7. Slides from West Branch Library 2/29/16 community meeting
8. Applicant responses to CPC Questions
9. Questions on 31 Union Street CPA Application
10. Sample Funding Recommendation for the Open Space Land Acquisition Fund application



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
AGENDA**

MEMBERS

Dick Bauer, Chair
Michael Fager, Vice Chair
Michael A. Capuano
Elizabeth Duclos-Orsello
Arn Franzen
Ezra Glenn
Courtney Koslow
Uma Murugan

STAFF

Kristen Stelljes

DATE: Tuesday, March 1, 2016
TIME: 7:00pm
PLACE: Visiting Nurse Association, third floor community room
257 Lowell St.

1. Public comment period (10 minutes)
2. Administrative items
 - a. Report from Board of Aldermen meeting, 2/25/16
 - b. FY16 Trust grant agreement
3. FY16 application review
 - a. Discussion on West Branch Library application
 - b. Bonding for FY16 projects
 - c. Responses from applicants to Committee questions from February 24 meeting
 - d. Discuss preliminary funding recommendations for FY16 projects
 - i. Inclusion of length of grant term in funding conditions?
 - e. Feedback on usefulness of funding recommendation documents
4. Any other business
5. Next meeting: Wednesday, March 23rd at 7pm (Visiting Nurse Association, 257 Lowell St)

CITY OF SOMERVILLE, MASSACHUSETTS

**Community Preservation Act Grant Agreement for
Somerville Affordable Housing Trust Fund**

This GRANT AGREEMENT made this January 29, 2015, by and between the City of Somerville (hereinafter the "CITY"), a municipal corporation duly organized under the laws of Massachusetts and having its usual place of business at 93 Highland Avenue, Somerville, MA 02413, acting by and through its Community Preservation Committee (hereinafter the "COMMITTEE"), and the Somerville Affordable Housing Trust Fund, established pursuant to City of Somerville Ordinance 1989-3, acting by and through the Mayor's Office of Strategic Planning and Community Development (hereinafter, the "TRUST"), having its usual place of business at 93 Highland Avenue, Somerville, MA 02143:

WITNESSETH:

WHEREAS, the COMMITTEE voted on August 6, 2014 to authorize the TRUST to serve as the housing arm of the COMMITTEE and to allocate Community Preservation Act ("CPA") funding for community housing purposes consistent with the CPA, G.L. c.44B; and

WHEREAS, Mayor Joseph A. Curtatone recommended that the Board of Aldermen appropriate the funds herein described for community housing purposes consistent with the CPA, G.L. c.44B; and

WHEREAS, the Board of Aldermen on January 22, 2015 pursuant to Agenda Item 198283 ("Agenda Item") voted to appropriate \$2,206,028 in fiscal year 2014 and fiscal year 2015 CPA revenue from the Community Preservation Fund Community Housing Reserve (the "Funds") to the TRUST; and

WHEREAS, the purpose of the within Grant Agreement is to ensure that the Funds are used for the acquisition, creation, preservation and support of community housing as defined by the CPA, G.L. c.44B;

NOW THEREFORE, the COMMITTEE and the TRUST agree as follows:

1. Contract Documents. The Contract Documents consist of this Grant Agreement, a certified copy of the Agenda Item, and all documents attached thereto. The Contract Documents constitute the entire Agreement between the parties concerning the Application, and all are as fully a part of this Agreement as if attached hereto.
2. The Work. The Work consists of community housing projects and programs subject to the following conditions:

- a. Notwithstanding the TRUST's bylaws, all funds expended pursuant to this Grant Agreement shall be limited to the allowable spending purposes as defined under M.G.L. c.44B.
 - b. The TRUST shall provide the COMMITTEE with an itemized written update in a form satisfactory to the COMMITTEE on the progress toward completion of the Work every six months, or as requested.
 - c. Consistent with the provisions of M.G.L. c.44B Section 5(b)(2), under no circumstances shall the Funds be used to rehabilitate existing community housing units, unless those units were acquired or created with CPA funds.
 - d. Consistent with the provisions of M.G.L. c.44B Section 5(b)(2), when creating community housing the TRUST shall, wherever possible, reuse existing buildings or construct new buildings on previously developed sites.
 - e. Consistent with the provisions of M.G.L. c.44B Section 6, the Funds shall not replace existing CITY operating funds nor reimburse the CITY for services provided to the TRUST.
 - f. If the Funds are the sole funding source for a project involving the acquisition of real property, the property shall only be used for community housing as defined in M.G.L. c.44B Section 2. In all other cases, the Funds may be used to cover a share of the project expenses proportionate to the part of the project that will qualify as community housing as defined in M.G.L. c.44B Section 2. The TRUST shall track the cost of the allowable scope through a reasonable means of cost estimating, and only use the Funds for the allowable portion of the project cost.
3. Restriction. With respect to any real property purchased using the Funds or housing created or preserved using the Funds, the TRUST shall execute or obtain a perpetual affordable housing restriction meeting the statutory requirements of G.L. c.184 and G.L. c.44B, §12, and running to the benefit of the CITY.
 4. Liability of the TRUST. In the event the Trust does not comply with the terms established above, the TRUST is responsible for reimbursing the CITY with non-CPA TRUST funds for an amount equal to the total amount of CPA funds expended on CPA- ineligible activities. The reimbursed funds shall be deposited into the CPA Fund account from which the Funds were originally appropriated.

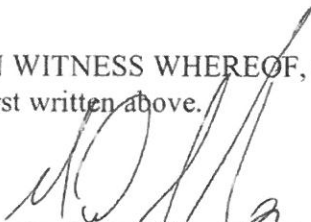
5. Record Keeping. The TRUST shall keep such records with respect to the utilization of the Funds as are kept in the normal course of business and such additional records as may be required by the COMMITTEE. Should the TRUST have multiple funding sources, the TRUST shall track specific expenditures of the Funds separate from other funding sources. The COMMITTEE shall have full and free access to such records and may examine and copy such records. The TRUST further agrees to meet from time to time with the COMMITTEE or its designee(s), upon reasonable request, to discuss expenditures of the Funds.

6. Termination. This Grant Agreement shall terminate upon the TRUST's final disbursement of all Funds and the delivery of copies of any restrictions recorded pursuant to paragraph 3 hereof. In the event that the COMMITTEE alleges that the TRUST has failed to fulfill its obligations under the terms of this Grant Agreement and is in breach, the COMMITTEE shall deliver written notice to the TRUST indicating such, and the TRUST shall have ninety days, or a reasonable time as agreed by the parties, to cure the breach. In the event the TRUST requires further time to correct the breach and demonstrates a good faith effort to do so, the TRUST and COMMITTEE may extend the time to correct in writing by mutual agreement. If the Trust fails to do so, the COMMITTEE shall have the right, in its sole discretion, to terminate this Grant Agreement upon written notice to the TRUST. Upon receipt of such notice, the TRUST shall refund all undisbursed Funds to the CITY, and such funds shall be returned to the CPA Fund account from which the Funds were originally appropriated.

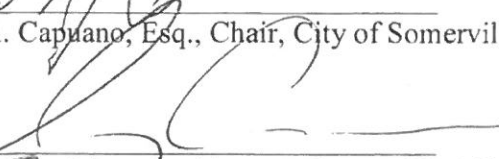
7. Severability. If any term or condition of this Grant Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Grant Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.

8. Governing Law. This Grant Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts.

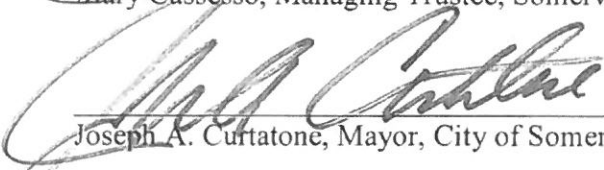
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.



Michael A. Capuano, Esq., Chair, City of Somerville Community Preservation Committee

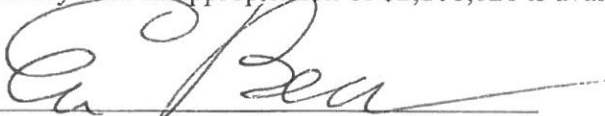


Mary Cassesso, Managing Trustee, Somerville Affordable Housing Trust Fund



Joseph A. Curtatone, Mayor, City of Somerville

I certify that an appropriation of \$2,206,028 is available for the purposes of this Agreement:



Edward Bean, City Auditor, City of Somerville

Approved as to Form:



Francis X. Wright, Jr., City Solicitor, City of Somerville

FY16 CPA Funding Applications

	Project name	Applicant	Request	% CPA	Project Summary
Open Space & Recreational Land	Allen Street Mixed Use Renovation	Stephanie Hirsch & City of Somerville	\$20,000	100%	Landscape architect will create schematic design to rebuild the Allen Street Open Space as an innovative shared space that maintains or expands garden plots, preserve benches for neighbors, and provides outdoor play space for Head Start students and neighborhood children.
	Hoyt Sullivan Playground	City of Somerville (Parks & Open Space)	\$400,000	37%	Renovation, and possible expansion of 22,000 square foot city playground and open space. Improvements: ADA access, tree canopy, sustainable elements, lighting, active and passive recreation, artwork, waterplay, and connections to community path.
	Open Space & Recreational Land Acquisition Fund	City of Somerville (Parks & Open Space)	\$300,000	<100%	The City proposes to establish a dedicated Open Space Land Acquisition Fund that would permit the City to take advantage of time-sensitive and exceptional opportunities to secure new public open space Citywide.
	Remnant, Right-of-Way, and Unclaimed Space Inventory, with Corbett McKenna Path Pilot	Stephanie Hirsch & City of Somerville	\$30,000	100%	Inventory of remnant spaces, their possible uses, and legal mechanisms to increase use of public or private spaces, plus pilot development of design for remnant Corbett McKenna woods into walking trail.
	South Street Farm	Groundwork Somerville	\$60,160.12	62%	Sustainable and public amenity improvements to Somerville's only urban farm.
	Total Open Space & Recreational Land Requests			\$810,160	
Blended Historic Resources & Open Space/ Rec Land	Preservation, Rehabilitation, Restoration, and Improvements to the Somerville Community Path	Friends of the Community Path	\$301,000	95%	Repaving of the Path Surface, regrading and rain gardens to improve drainage, expansion of the Bikeway Community garden, and installation of preserved railroad artifacts as an interpretive exhibit.
	West Branch Library Renovation	City of Somerville (Capital Projects)	\$5,394,328	53%	Restore and preserve existing library interior, exterior, systems, and site; achieve ADA accessibility compliance; construct a meeting room addition.
	Total Blended Requests			\$5,695,328	
Historic Resources	31 Union Square	Maru Realty Trust	\$478,065	80 or 100%	Restoration of existing historical storefront for public safety.
	Historic Document Mold Remediation at Somerville Central Library WITHDRAWN	City of Somerville (Somerville Public Library)	\$20,367.80	100%	Conservation work on historic books and documents affected by mold and work on the closed stacks room to make the environment less conducive to the formation of mold.
	Historic Property Owner Restoration Fund	City of Somerville (Planning & Zoning Division)	\$150,000	100%	Establish a historic property owner Preservation Fund to assist owners of local historic district-designated properties with preserving and restoring these buildings in accordance with the Secretary of the Interior's Standards for Rehabilitation.
	Milk Row Cemetery - Civil War Monument & Grave Markers Restoration	City of Somerville (Planning & Zoning Division)	\$26,808	100%	Rehabilitate and conserve 48 grave markers & the Civil War Monument, executing the next phase of the 2002 Preservation Master Plan.
	Somerville Museum Access for All	Somerville Historical Society	\$423,480	63%	Complete Phase 5 of the Museum's capital improvement plan including the addition of an elevator for the ADA project, protection of collections, designing Capital Improvements Phase 6, and reinstalling a Palladian window per MHC request.
	Total Historic Resources Requests			\$1,098,721	
Total Requests			\$7,604,209		

CPC FY15 Funding Conditions

2/17/16

1. Public access requirement: the Grantee agrees to execute a public access agreement with the City, the terms of which will be negotiated by the Grantee and the CPC.
2. Perpetual preservation restriction: the Grantee agrees to execute and record a perpetual preservation restriction on its property at the Grantee Address stated above. The City will apply to the Massachusetts Historical Commission for approval of said restriction, and the Grantee agrees to comply with all City requests for documentation, information, and necessary approvals.
3. Review and comment session with Somerville Historic Preservation Commission: the Grantee agrees to a review and comment session with the Somerville Historic Preservation Commission regarding the Project.
4. Preventive maintenance report every five years
5. Work collaboratively on project with the City's Parks and Open Space Office.
6. Submit the resulting plan and associated materials to the CPC to be part of the public record.
7. Hold at least one public meeting.
8. Report breaking down expenditures by school

Somerville CPA

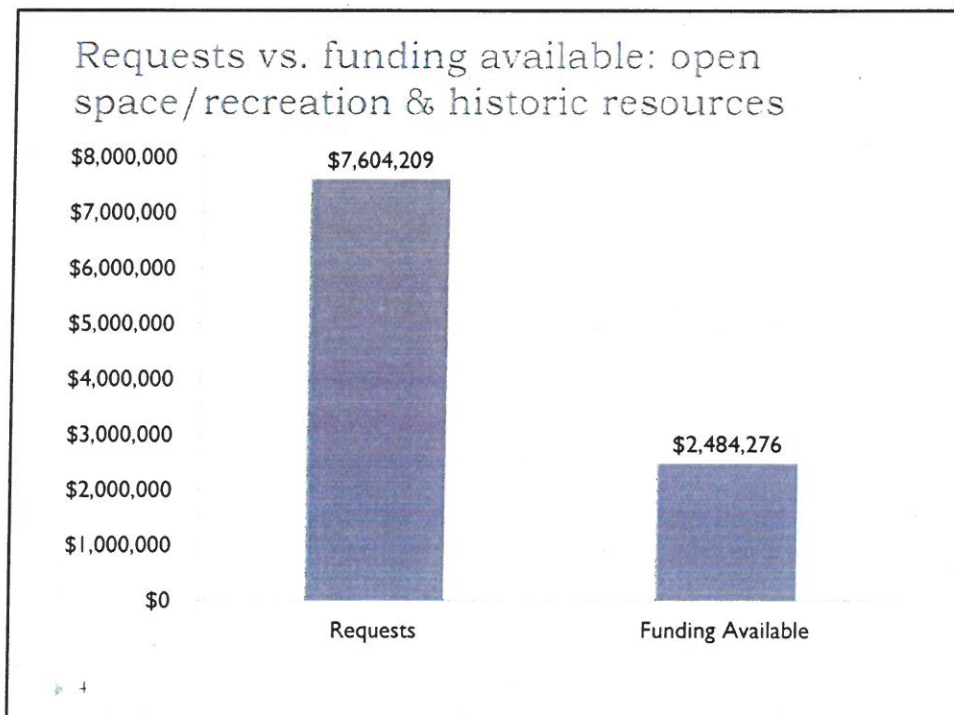
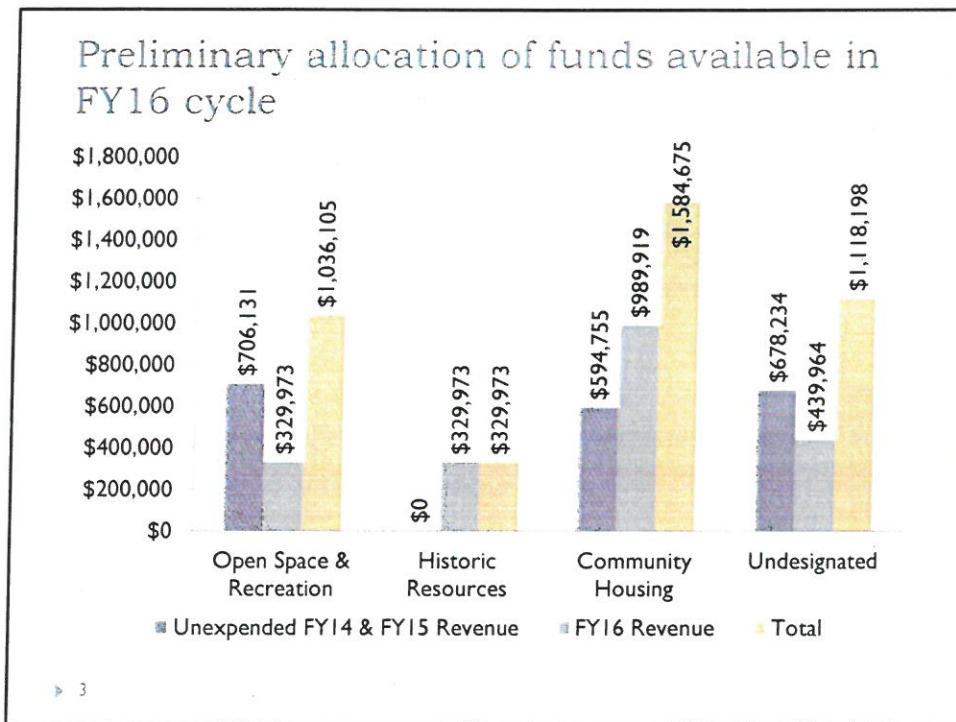


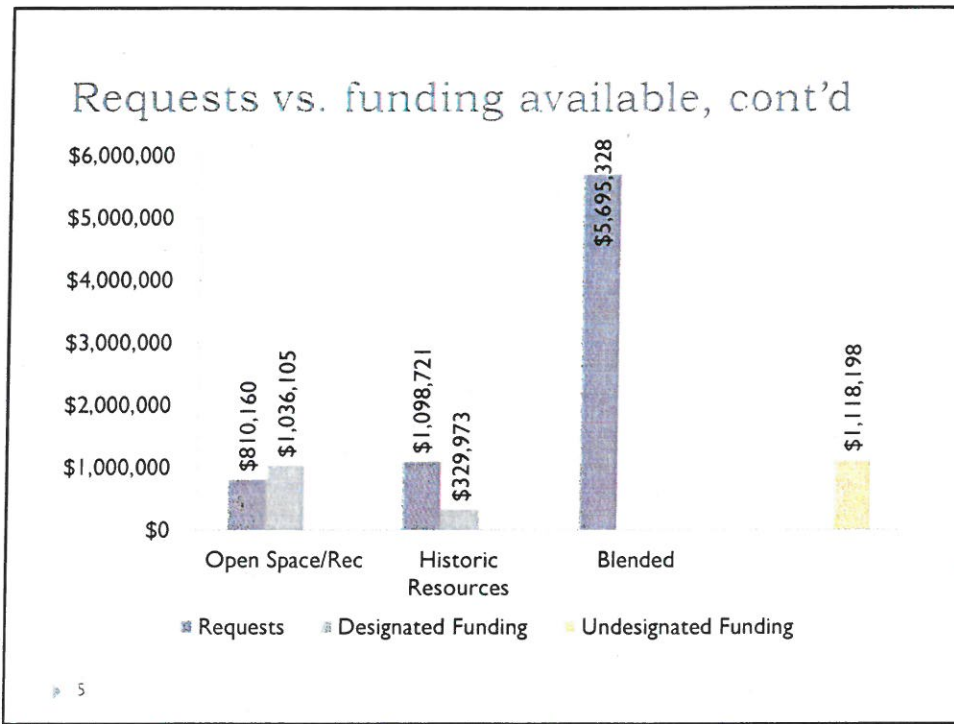
Community Preservation Committee Community Meeting

February 17, 2016
Visiting Nurse Association

\$4 million available in FY16 funding cycle

	Total
FY16 revenue	\$2,089,830
Surcharge	\$1,418,661
State match	\$781,160
City appropriation	\$0
(CPC admin funds)	(\$109,991)
FY14 & FY15 unexpended revenue	\$1,979,121
Total	\$4,068,951





Borrowing

- ▶ Can bond against surcharge revenue and City appropriation, not state match
- ▶ 2/3 vote of Board of Aldermen needed to pass bonded projects

Borrowing Scenarios		
Scenario	CPA revenue dedicated to debt service	Estimated supportable debt
1	\$1.4 million	\$17.4 million
2	\$700,000	\$8.7 million
3	\$350,000	\$4.4 million

Note: Assumes 20-year bond length, 5% interest rate

West Branch Library Estimated Debt Service
2/23/16

Short-term rate	0.25%	
Long-term rate	3.25%	
Bond amount	\$5,394,328	

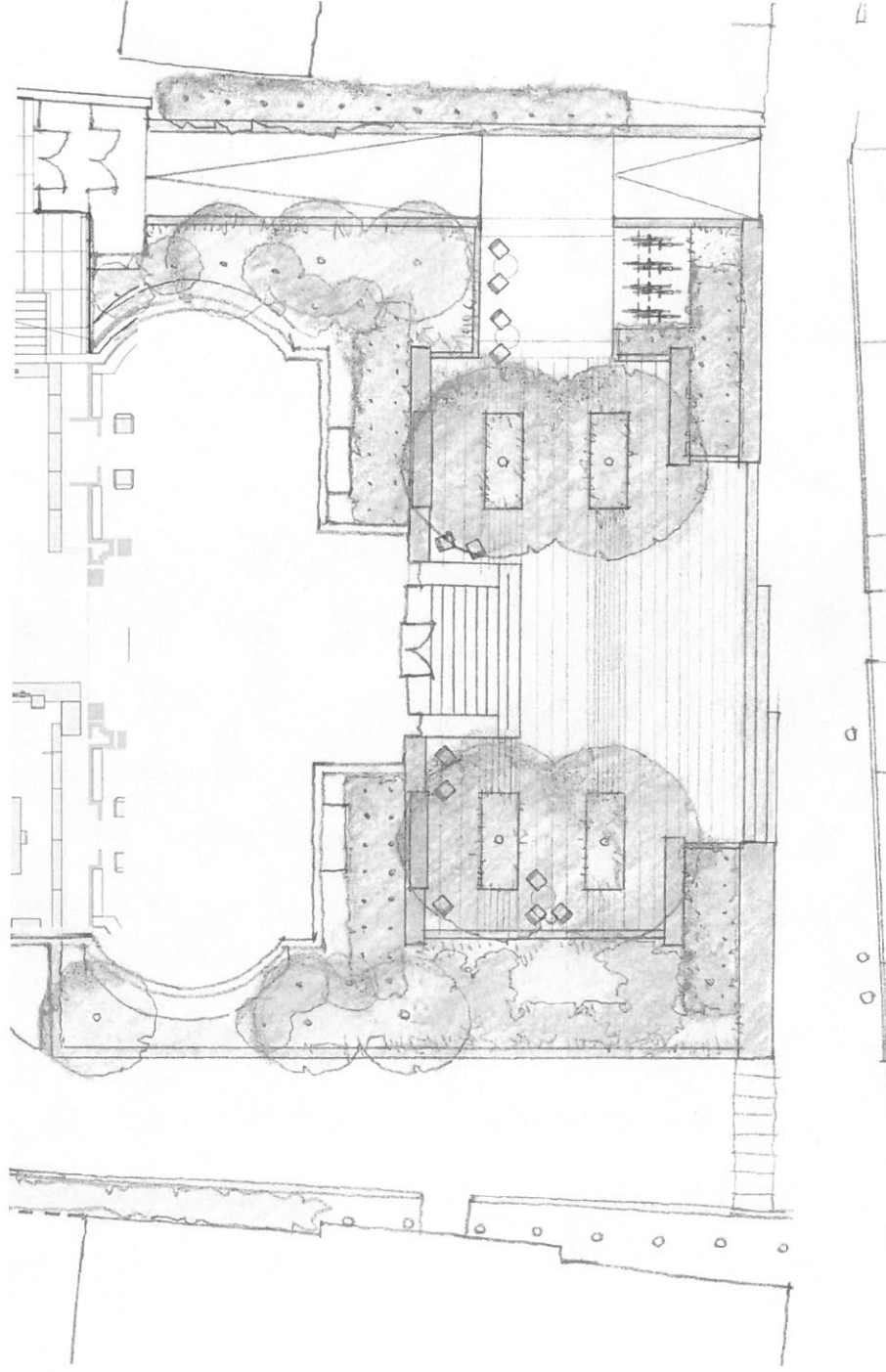
	Year #	Debt Service	Principal	Interest	Principal Balance
FY2017	1	\$13,486		\$13,486	\$5,394,328
FY2018	2	\$13,486		\$13,486	\$5,394,328
FY2019	3	\$400,551	\$225,236	\$175,316	\$5,169,092
FY2020	4	\$400,551	\$232,556	\$167,996	\$4,936,537
FY2021	5	\$400,551	\$240,114	\$160,437	\$4,696,423
FY2022	6	\$400,551	\$247,917	\$152,634	\$4,448,505
FY2023	7	\$400,551	\$255,975	\$144,576	\$4,192,531
FY2024	8	\$400,551	\$264,294	\$136,257	\$3,928,237
FY2025	9	\$400,551	\$272,884	\$127,668	\$3,655,353
FY2026	10	\$400,551	\$281,752	\$118,799	\$3,373,601
FY2027	11	\$400,551	\$290,909	\$109,642	\$3,082,692
FY2028	12	\$400,551	\$300,364	\$100,187	\$2,782,328
FY2029	13	\$400,551	\$310,126	\$90,426	\$2,472,202
FY2030	14	\$400,551	\$320,205	\$80,347	\$2,151,998
FY2031	15	\$400,551	\$330,611	\$69,940	\$1,821,386
FY2032	16	\$400,551	\$341,356	\$59,195	\$1,480,030
FY2033	17	\$400,551	\$352,450	\$48,101	\$1,127,580
FY2034	18	\$400,551	\$363,905	\$36,646	\$763,675
FY2035	19	\$400,551	\$375,732	\$24,819	\$387,943
FY2036	20	\$400,551	\$387,943	\$12,608	\$0
	TOTAL	\$7,236,894	\$5,394,328	\$1,842,566	

Year 1 payment due 12 months after debt issued --> debt issued in June 2016 will have Year 1 payment due June 2017.

	WBL Estimated Debt Service	Projected CPA Revenue				WBL Estimated Debt Service as % of Projected CPA Revenue				WBL Estimated Debt Service as % of Projected CPA Revenue Less 15% for Historic Preservation			
		Surcharge Only		Surcharge + State Match		Surcharge Only		Surcharge + State Match		Surcharge Only		Surcharge + State Match	
		Only	State Match	State Match + Max. City Approp.	City Approp.	Only	State Match	State Match + Max. City Approp.	City Approp.	Only	State Match	State Match + Max. City Approp.	City Approp.
FY2016	0	1,495,563	1,969,093	3,527,185	0.0%	0.0%	0.0%	0.0%	-15.0%	-15.0%	-15.0%	-15.0%	
FY2017	13,486	1,602,547	1,871,748	3,825,587	0.8%	0.7%	0.4%	0.4%	-14.2%	-14.3%	-14.6%	-14.6%	
FY2018	13,486	1,737,409	2,025,867	4,179,741	0.8%	0.7%	0.3%	0.3%	-14.2%	-14.3%	-14.7%	-14.7%	
FY2019	400,551	1,882,358	2,195,091	4,479,742	21.3%	18.2%	8.9%	8.9%	6.3%	3.2%	6.1%	6.1%	
FY2020	400,551	2,065,093	2,403,917	4,850,917	19.4%	16.7%	8.3%	8.3%	4.4%	1.7%	6.7%	6.7%	
FY2021	400,551	2,204,005	2,575,721	5,217,559	18.2%	15.6%	7.7%	7.7%	3.2%	0.6%	7.3%	7.3%	
FY2022	400,551	2,332,283	2,729,004	5,530,501	17.2%	14.7%	7.2%	7.2%	2.2%	-0.3%	7.8%	7.8%	
FY2023	400,551	2,463,053	2,882,864	5,837,693	16.3%	13.9%	6.9%	6.9%	1.3%	-1.1%	8.1%	8.1%	
FY2024	400,551	2,600,371	3,043,721	6,216,284	15.4%	13.2%	6.4%	6.4%	0.4%	-1.8%	8.6%	8.6%	
FY2025	400,551	2,768,547	3,236,614	6,666,631	14.5%	12.4%	6.0%	6.0%	-0.5%	-2.6%	9.0%	9.0%	
FY2026	400,551	2,796,232	3,294,571	6,797,608	14.3%	12.2%	5.9%	5.9%	-0.7%	-2.8%	9.1%	9.1%	
FY2027	400,551	2,824,195	3,327,516	6,865,584	14.2%	12.0%	5.8%	5.8%	-0.8%	-3.0%	9.2%	9.2%	
FY2028	400,551	2,852,436	3,360,792	6,934,240	14.0%	11.9%	5.8%	5.7%	-1.0%	-3.1%	9.2%	9.2%	
FY2029	400,551	2,880,961	3,394,399	7,003,582	13.9%	11.8%	5.7%	5.7%	-1.1%	-3.2%	9.3%	9.3%	
FY2030	400,551	2,909,770	3,428,343	7,073,618	13.8%	11.7%	5.7%	5.7%	-1.2%	-3.3%	9.3%	9.3%	
FY2031	400,551	2,938,868	3,462,627	7,144,354	13.6%	11.6%	5.6%	5.6%	-1.4%	-3.4%	9.4%	9.4%	
FY2032	400,551	2,968,257	3,497,253	7,215,798	13.5%	11.5%	5.6%	5.6%	-1.5%	-3.5%	9.4%	9.4%	
FY2033	400,551	2,997,939	3,532,226	7,287,956	13.4%	11.3%	5.5%	5.5%	-1.6%	-3.7%	9.5%	9.5%	
FY2034	400,551	3,027,919	3,567,548	7,360,835	13.2%	11.2%	5.4%	5.4%	-1.8%	-3.8%	9.6%	9.6%	
FY2035	400,551	3,058,198	3,603,223	7,434,444	13.1%	11.1%	5.4%	5.4%	-1.9%	-3.9%	9.6%	9.6%	
FY2036	400,551	3,088,780	3,639,256	7,508,788	13.0%	11.0%	5.3%	5.3%	-2.0%	-4.0%	9.7%	9.7%	
Total	7,236,894	53,494,784	63,041,394	128,958,648	13.5%	11.5%	5.6%	5.6%	12.5%	-3.5%	-9.4%	-9.4%	

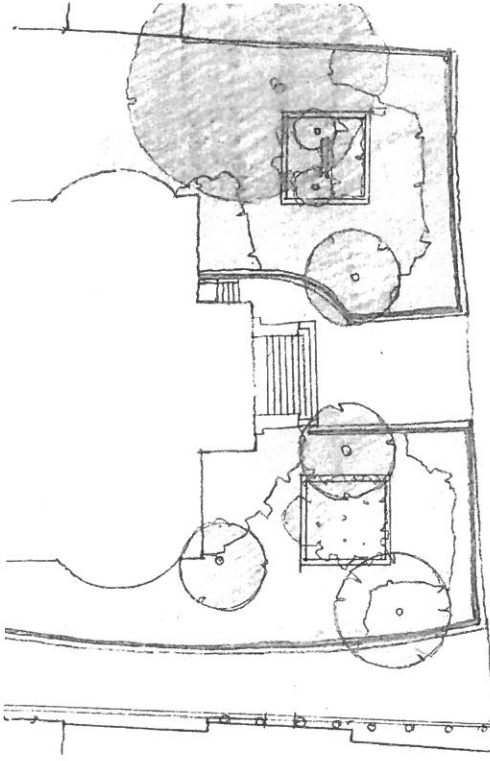
Assumptions: 1) state match rate without City match = 18%; 2) state match rate with maximum City match = 19.2%

SUMMARY & FEEDBACK | Q & A

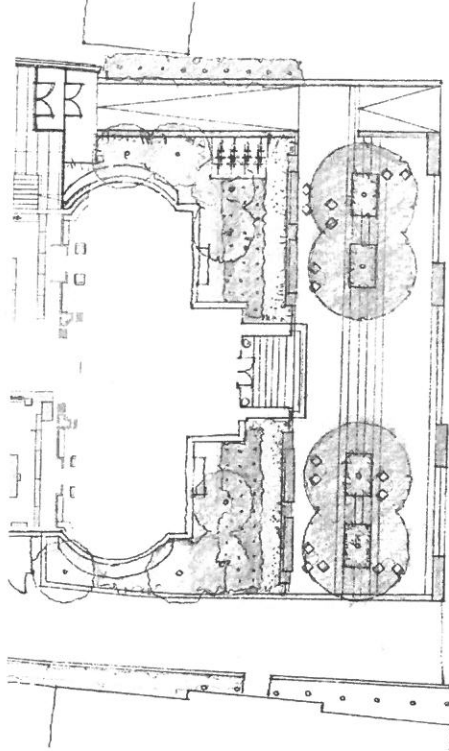


OPTION C

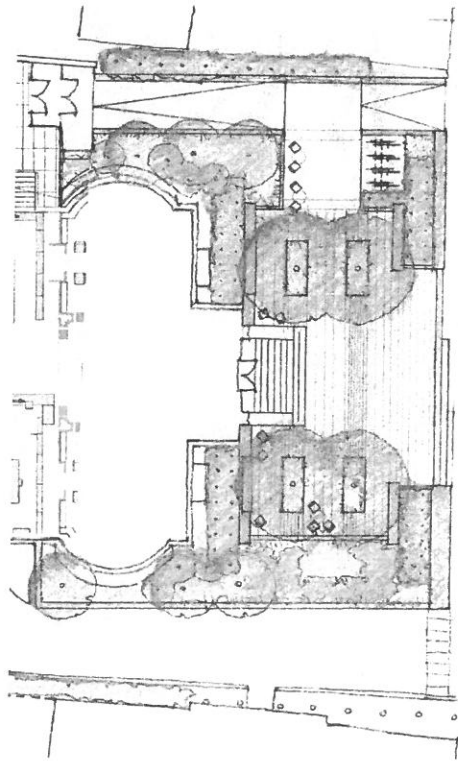
LANDSCAPE STRATEGIES | ARRIVAL COURT



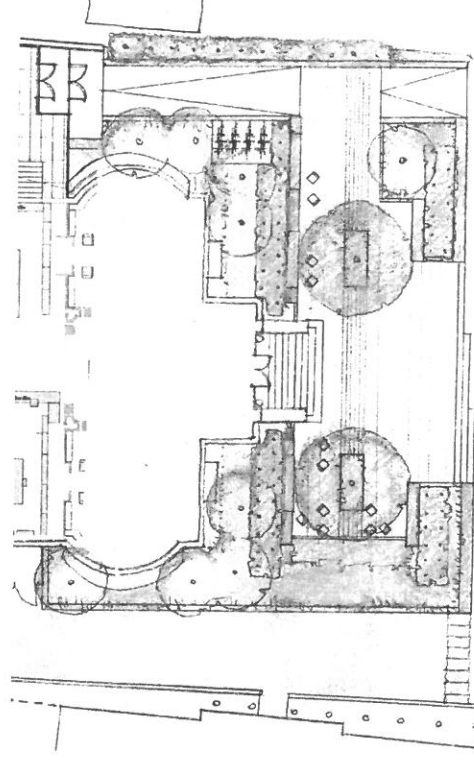
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OPTION A 5/1

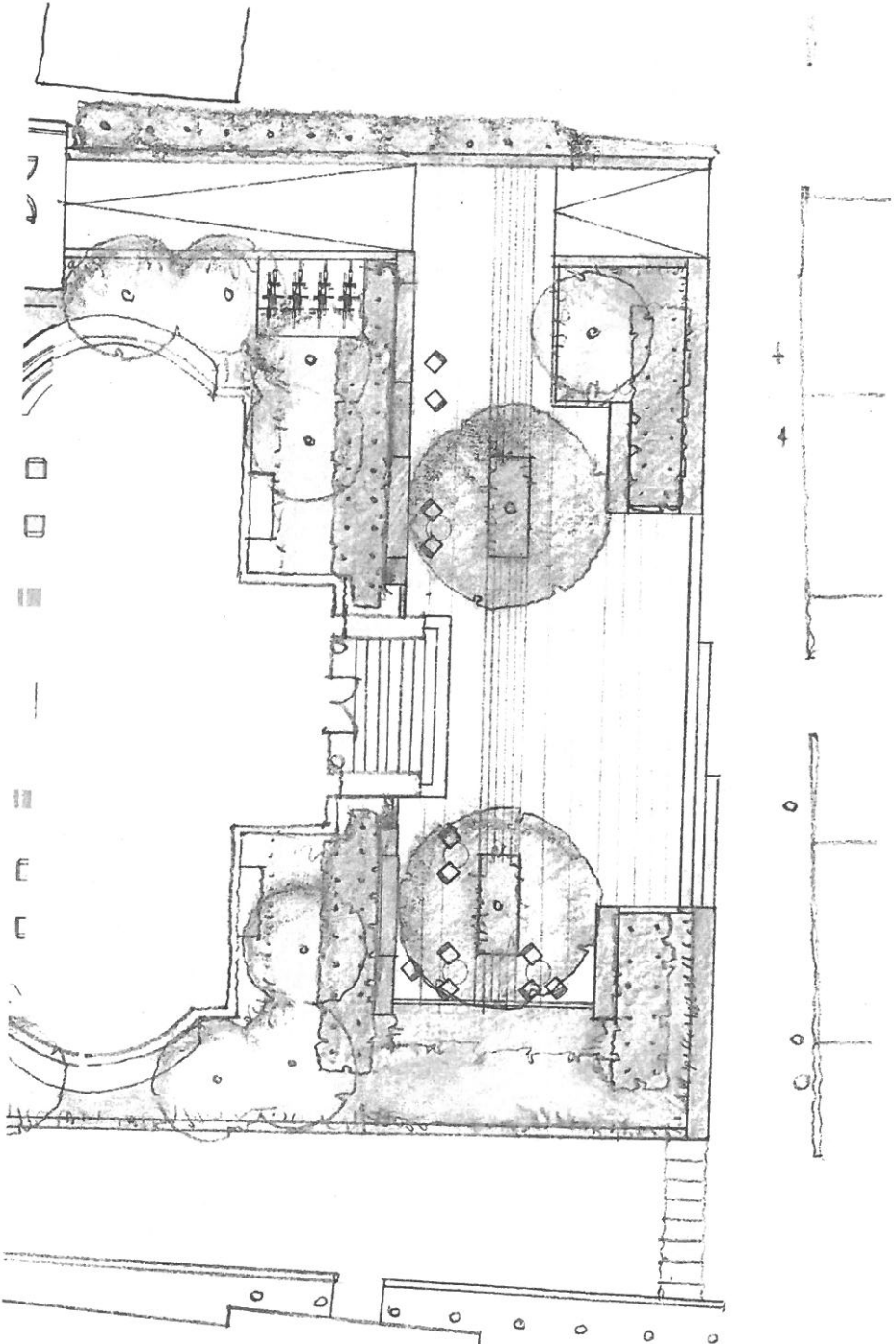


OPTION B 8/9 ✕



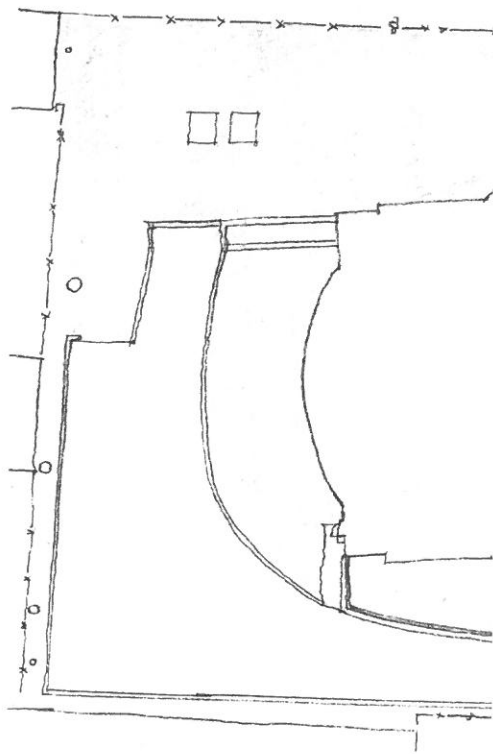
OPTION C 8/8

SUMMARY & FEEDBACK | Q & A

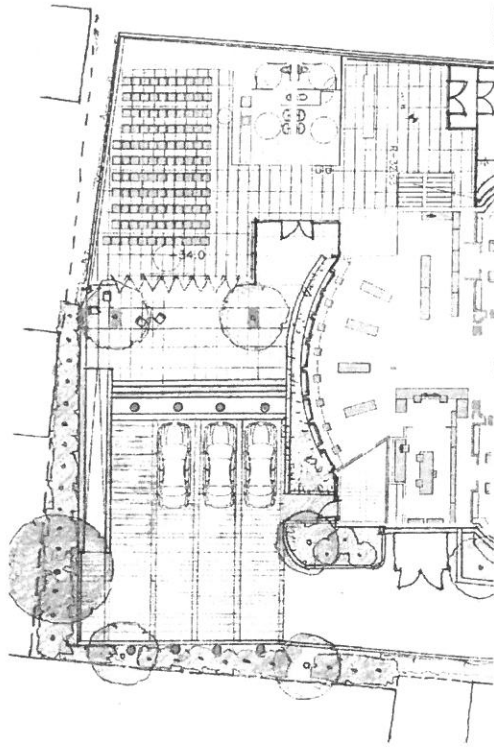


OPTION B

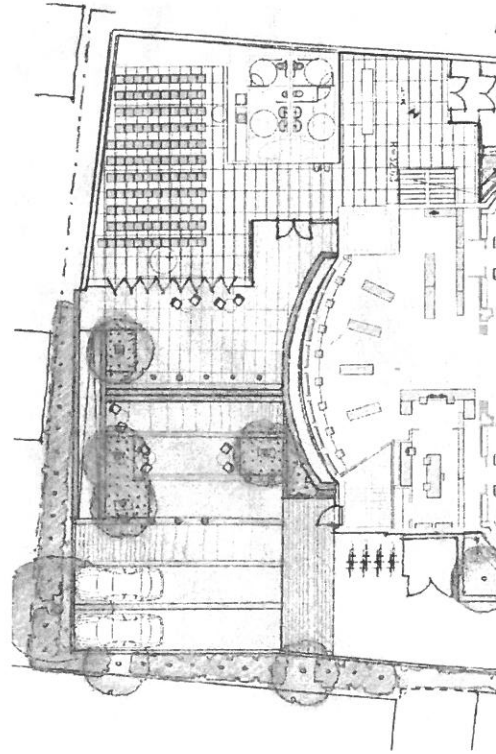
LANDSCAPE STRATEGIES | REAR YARD



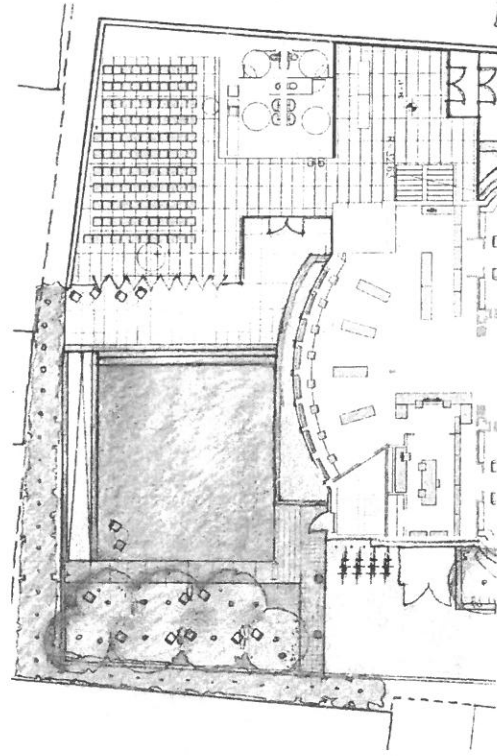
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OPTION A 0/5

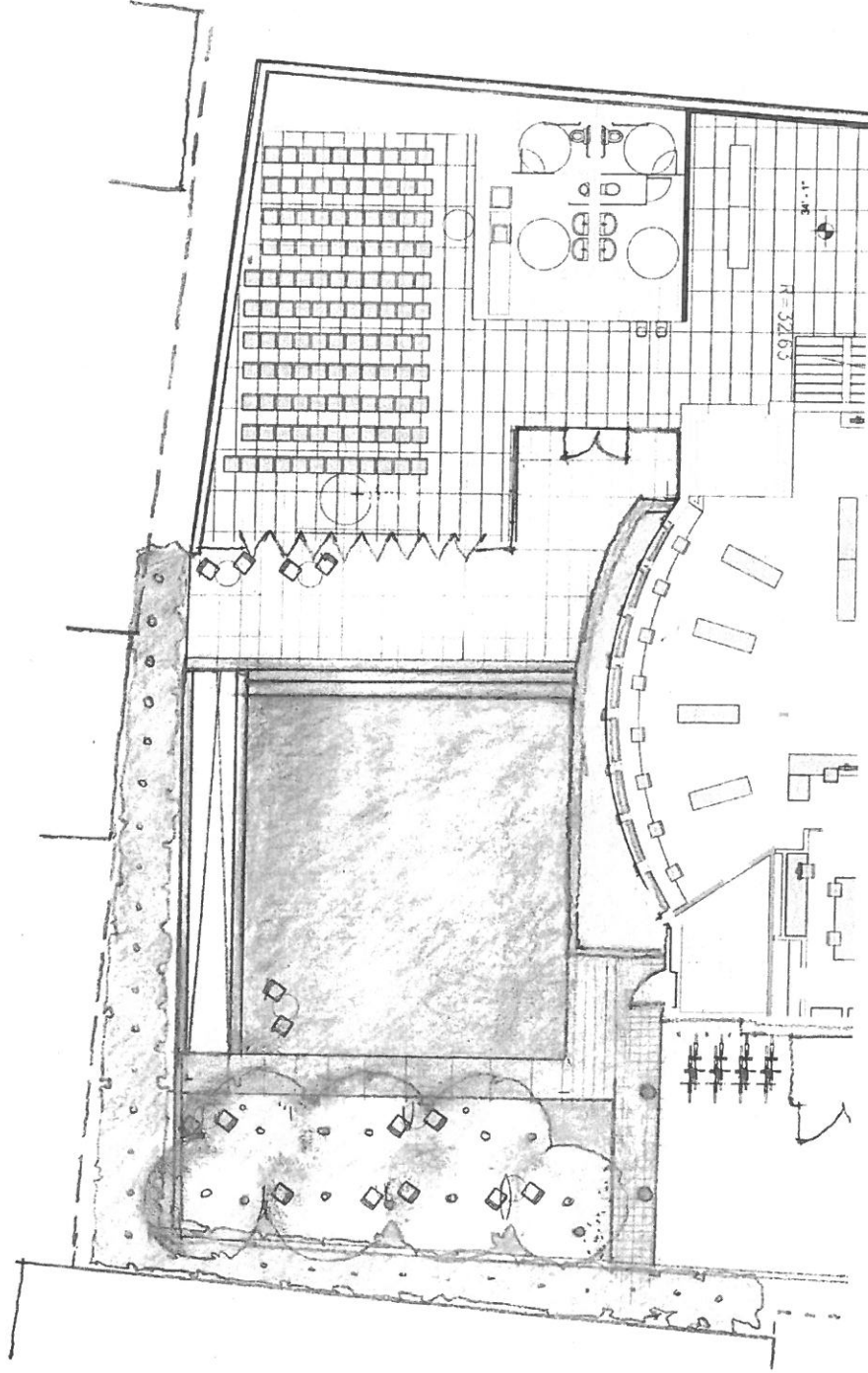


OPTION B 5/8



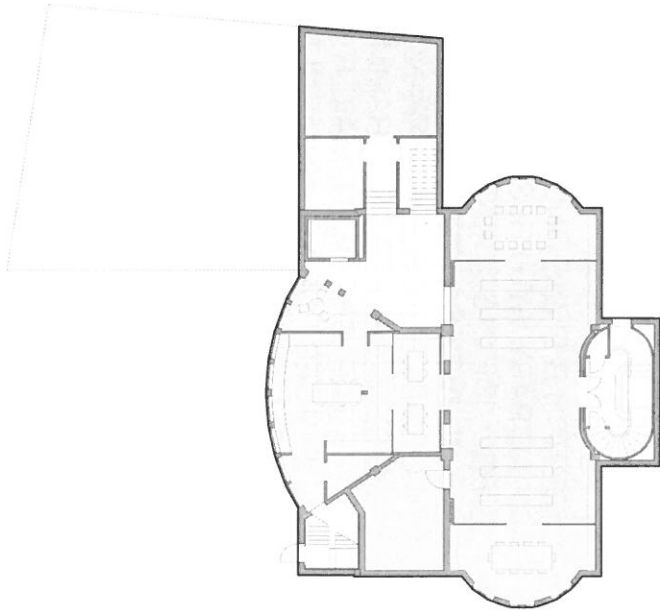
OPTION C 14/28

SUMMARY & FEEDBACK | Q & A



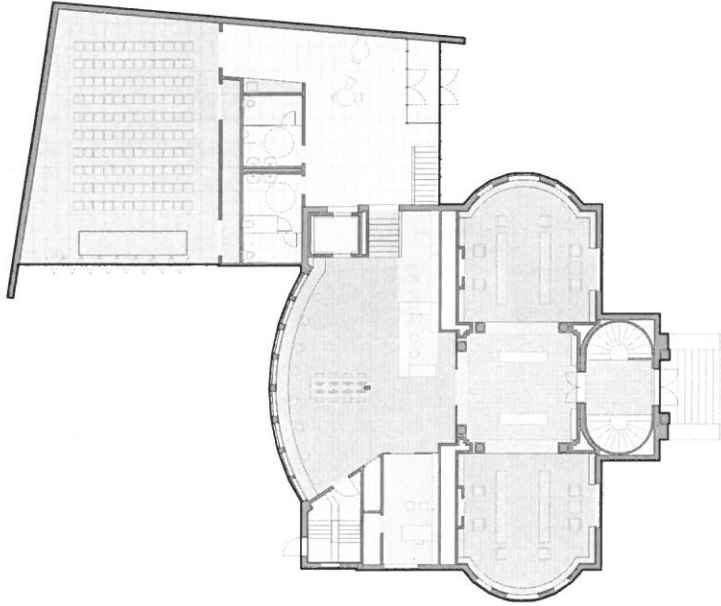
OPTION C

PROCESS TO DATE | FLOOR PLANS - SCHEMATIC DESIGN



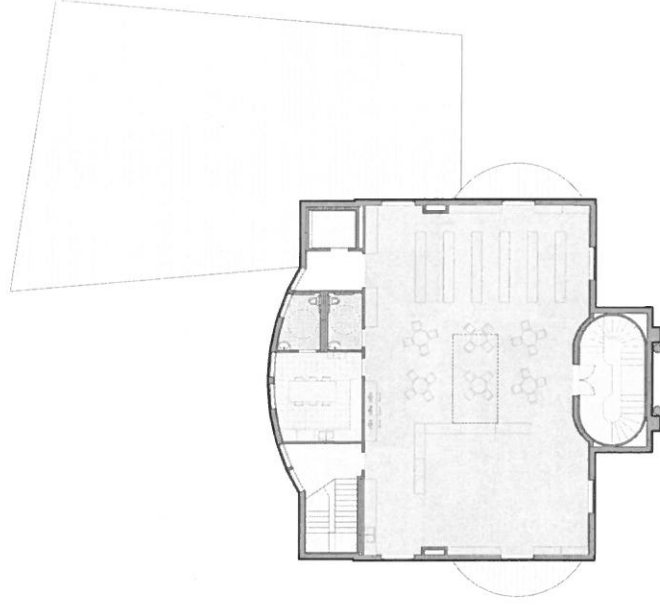
BASEMENT FLOOR PLAN

- MAKERS SPACE
- SMALL MEETING ROOMS
- STACKS



FIRST FLOOR PLAN

- ADULT SERVICES
- COMMUNITY MEETING ROOM
- HISTORIC READING ROOMS
- CIRCULATION DESK
- PUBLIC RESTROOMS



SECOND FLOOR PLAN

- CHILDREN'S & STAFF
- STAFF OFFICES

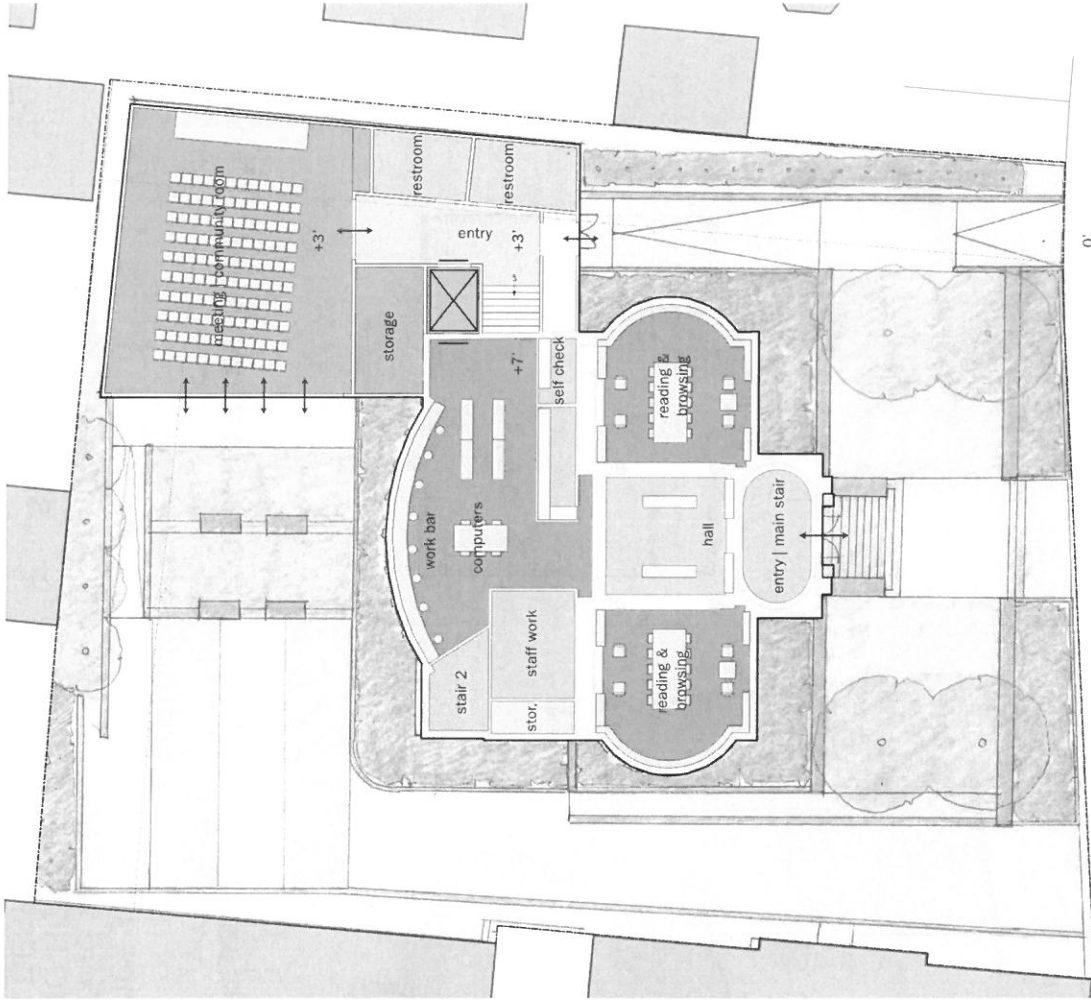
PROCESS TO DATE | SITE PLAN

BRANCH LIBRARY WITH EXPANDED SERVICES

Fully Accessible Library with New Space to Provide 21st Century Library Services.

Maintain existing library collection. 30% Increase in Usable Space, Increased Staff, Intermediate Cost.

OPTION B ENVISIONS AN EXPANDED LIBRARY WITH RESOURCES TO PROVIDE 21ST CENTURY LIBRARY SERVICES INCLUDING A NEW COMMUNITY ROOM, EXPANDED ARTS & CRAFTS PROGRAMMING FOR CHILDREN, MAKER SPACES FOR YOUNG ADULTS, COMPUTER BAR FOR STARTUP PROFESSIONALS, AND LEARNING OPPORTUNITIES FOR ALL.



Applicant Responses to CPC Questions

Blended Historic Resources & Open Space/Recreational Land

Friends of the Community Path: Preservation, Rehabilitation and Improvements to the Somerville Community Path

- Where on the path will the proposed interpretive display be located?
 - The Friends of the Community Path have not yet selected a location for the proposed interpretive display. They plan to select the location with input from community members and the City of Somerville. The selected site would need to have sufficient right of way, such as between Davis Square and Lowell Street. It should also be a location where it would be good to activate the space, such as near the Lexington Street playground or between the playground and Cedar Street.

Historic Resources

Maru Realty Trust: 31-33 ½ Union Square

- Is the property located in a CDBG area?
 - Union Square is a Community Development Block Grant area (neighborhood revitalization strategy area).
- What prior interactions has the City of Somerville had with the property owners regarding the preservation of the property?
 - The project was submitted to the Somerville Historic Preservation Commission for a historical significance determination. However, it has not been presented to the HPC's CPA sub-committee, which is strongly advised.

Answers still in progress (*see questions handout*)

- What is the historic preservation premium on the proposed improvements to the storefront?
- Will the proposed renovations bring the building into ADA compliance?
- Clarify budget figures and CPA request amount
- Would a preservation restriction be acceptable?

Somerville Public Library: Historic Document Mold Remediation

- Will the proposed work be a permanent solution to the mold problem in the closed stacks?
 - The Library has withdrawn their application via email because they spoke with the contractor and learned that the contractor cannot guarantee the mold will not return unless a separate HVAC system is installed for the closed stacks. Kristen is trying to reach the contact person to discuss possibilities for supporting the project sooner, such as granting funding contingent upon the Library installing a new HVAC system for the closed stacks.

Somerville Museum: Capital Improvements Phase 5

- Are the estimates for the elevator addition reasonable?
 - The architect has revised the estimate due to the number of changes that have been requested in the design. It has increased to \$440,009 from \$426,620 (+\$13,382)
- What is current funding gap for the elevator addition only?
 - The current funding gap (based on the new estimate) is \$257,820. Barbara Mangum shared that the funds available in hand for the elevator come to \$182,189 (\$50,000 from private donations as opposed to \$95,000 listed in proposal and not including the \$118,900 in-kind match).
- Are any of the other funding sources for the project earmarked?
 - Barbara Mangum responded that the Museum is not earmarking any other funds for capital projects at the Museum and they have no other capital funds. In addition to the elevator, she requested the CPC seriously consider funding the security projects, which she said she could volunteer her services for, reducing the costs from \$20,029 to \$19,487 (The total unfunded for the elevator and the security projects is \$277,307).

Questions on 31 Union Street CPA Application

Below is a draft email to the contact person for the Maru Realty Trust application for preservation and restoration of the 31 Union Street storefront expressing questions raised by CPC members and staff for review by the CPC.

Dear Malitta,

Thank you for reaching out to the property owners. I will give you a call later today but also wanted to share the questions that came up from the Community Preservation Committee in email so you can share them with the property owners if that would be helpful. As you can see, the questions from the CPC are complex and require decisions that we feel need to be made by the property owners.

Historic restriction

- It is the practice of the CPC to require historical resource grantees to put a perpetual preservation restriction on the property and in this case, will require this restriction be put on the property before work begins. The City, working with the Maru Realty Trust, would need to apply to the Massachusetts Historical Commission for this restriction. Once the restriction is in place, the Maru Realty Trust would need to have future work approved by the Somerville Historic Preservation Commission and the Massachusetts Historical Commission. Would this restriction be acceptable to the property owners?
- The CPC has requested that the Somerville Historic Preservation Commission review the proposed design for the storefront improvements so as to comment on their compliance with the Secretary of the Interior's Standards for Historic Rehabilitation (as noted in the CPA application materials, the State CPA legislation requires all historic rehabilitation and restoration work to be in compliance with these standards). As a result of this, the Historic Preservation Commission will likely request the design team to present their plans at a regularly scheduled HPC meeting. It would ideal if this happened before the Community Preservation Committee meeting on March 23. The next Historic Preservation Committee meeting is on March 13. Would it be possible for someone to present at this meeting?

Budget questions

- In the application, in one place \$478,065 is requested from the CPC and in another \$598,065 is requested. Can you please confirm the amount being requested?
- In the application, owner's funding is listed as a funding source, but it is listed as not secured. Is this funding now secured? If yes, how much funding has been secured?
- What is the historic premium on the proposed work (ie how much more will it cost for the work to be done to historic preservation standards above what it would cost to do the work without historic considerations?)?

ADA Compliance

- Can you please confirm that the proposed design will make the ground level fully ADA compliant?



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION COMMITTEE FUNDING RECOMMENDATION FOR *OPEN SPACE LAND ACQUISITION FUND, CITY OF SOMERVILLE*

DATE: MARCH 23, 2016

FROM: COMMUNITY PRESERVATION COMMITTEE

TO: THE HONORABLE BOARD OF ALDERMAN

PROJECT DESCRIPTION

This project would provide resources for the City of Somerville to create a dedicated Open Space Land Acquisition Fund that would provide the flexibility to secure new public open space. The CPA contribution will serve as seed funding and will be supplemented with additional non-CPA funding. The fund strategy and any standard operating procedures would be revisited and reviewed at regular intervals, not to exceed five years, to ensure compatibility with community values and the Community Preservation Plan.

ELIGIBILITY

This project seeks to both acquire and create open space and recreation land.

RECOMMENDED FUNDING

Preliminary

At the March 1, 2016 Community Preservation Committee meeting, the Committee discussed recommending [\$300,000] for this project.

Final recommendation

On March 23, 2016 by a vote of x-x the Community Preservation Committee recommended appropriating [\$300,000] for this project from the open space and recreation land budget to the control of the City of Somerville Mayor's Office of Strategic Planning & Community Development for the overall purposes summarized in this budget.

OR

On March 23, 2016 by a vote of x-x the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.



JOSEPH A. CURTATONE
MAYOR



Project Budget

Expenses	Amount
Acquisition	\$300,000
Total	\$300,000
Sources	
CPA funds- requested	\$300,000

ALIGNMENT WITH FY16 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan supports SomerVision's goal of adding 125 new acres of publically accessible open space and recreation land to the City's current stock. The proposed project will provide the City of Somerville more flexible funding to help achieve this goal. This project is also in alignment with the Community Preservation Plan's commitment to use CPA funding strategically by funding projects that take advantage of exceptional, time-sensitive opportunities and leverage other funds or in-kind contributions, assuming the City is successful in raising additional funds for the acquisition fund.

SPECIAL ISSUES CONSIDERED BY THE CPC

Possibility of using CPC emergency request process to acquire new open space

The CPC explored the option of asking the City of Somerville to apply for funding to acquire new open space under the CPC's emergency request application process. The emergency process would take one to two months for approval. The committee agreed that given the rapid pace of Somerville's real estate market, the City would likely miss opportunities if it had to wait two months for approval through the existing CPC process.

FUNDING CONDITIONS

1. The Mayor's Office of Strategic Planning & Community Development will work with the Community Preservation Committee to establish the terms of the fund.
2. The grant period will end June 30, 2017.

MEASURES OF SUCCESS

None stated in the application

The full proposal is available at: <http://www.somervillema.gov/cpa/projects/2016>