



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



MINUTES DECEMBER 11, 2019

The Community Preservation Committee (CPC) held a regular meeting at 4:30pm in the first floor private dining room at the Visiting Nurse Association, 259 Lowell Street, Somerville, MA 02144. An audio recording of the meeting is available upon request.

MEMBERS

Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Michael A. Capuano
Jane Carbone
Luisa Oliveira

STAFF

Kristen Stelljes

Members Present Chair Michael Fager, Vice Chair Uma Murugan, Dick Bauer, Michael Capuano, Jane Carbone, and Luisa Oliveira

Members Absent None

Staff Present Kristen Stelljes

Others Present Lisa Brukilacchio and Liza Kitchell, Friends of the Community Growing Center; Tatiana Shannon

The chair opened the meeting at 4:39p.m.

Agenda item 1: Public comment period

No members of the public were present with public comments.

Agenda item 2: Approve minutes from November 7 meeting

Mr. Bauer asked for a clarification on item four from the November 7 minutes regarding the Committee's legal counsel recommendation that all historic resources projects be required to accept a preservation restriction. Ms. Stelljes explained that the Committee's legal counsel is advising that all historic resources projects have a perpetual historic preservation placed on the property in order to ensure the public benefit of the resource. The preservation restrictions are drafted by the Committee's on-call historic preservation consultant, with each restriction costing a few hundred dollars. The recommended policy change would not put an increased financial burden on grantees because the Committee already requires restrictions for all grantees that do not already have one. If the Committee expanded the policy to all historic resources grantees, the change would require an additional restriction on grantees that already have a restriction in place that is held by another entity. The CPA required restriction would likely require the grantee to maintain their building to the same standard that would be required under their existing restriction because all perpetual restrictions have to be approved by the Massachusetts Historical Commission, which is the entity that holds the restrictions for all of the grantees that previously weren't required to execute an additional restriction as a condition of CPA funding.

Ms. Stelljes will clarify in the minutes that the recommendation is from the Committee's counsel from the City Solicitor's office, not the Community Preservation Coalition.

Upon a motion by Mr. Capuano, seconded by Ms. Murugan, the Committee voted 5-0 with Michael Fager abstaining, to approve the minutes from the November 7 meeting.

Agenda item 3: Recognition of Mike Capuano's service

Mr. Fager noted that this is Mike Capuano's final meeting, as he has reached his term limit. He appreciated Mr. Capuano's service to the Committee. Mr. Bauer noted that Mr. Capuano was the Committee's first chair and set the high standard for the work of the Committee.

Agenda item 4: Public access agreement for Community Growing Center

Ms. Brukilacchio and Ms. Kitchell explained the existing opportunities for members of the public to enjoy the Growing Center.

The Friends of the Community Growing Center proposed the public access agreement to be included in the license should read: *Annual goal of providing 500+ hours of free programming, ~100 hours of posted open time and over 4,000 attendees at events.* These numbers are lower than would be expected in a typical year because the Growing Center closed in the fall for the renovation. They anticipate similar numbers in 2019 because the renovation will continue until the spring. Ms. Stelljes said the upcoming licensing agreement should be for one year to reflect that the participation numbers are based on a short year of programming than usual as a result of the renovation.

Members of the Committee proposed the language be amended as follows: *The Growing Center will provide 500+ hours of free programming, ~100 hours of posted open time and over 4,000 attendees at events with a goal of providing more access in the future. Open times will be posted.*

Upon a motion by Ms. Oliveira, seconded by Mr. Capuano, the Committee voted 6-0 to approve this language for the required public access agreement for the Community Growing Center.

Agenda item 5: Friends of the Community Growing Center emergency funding request

The Friends of the Community Growing Center are requesting \$3,888 in emergency funds to replace the electrical cabinet at the Growing Center. Through the ongoing renovation, the Friends realized the existing electric box is in such poor condition that it cannot be used to make the improvements needed to finalize the renovation.

Mr. Fager asked if the Friends could fundraise from other sources from this amount. Ms. Brukilacchio said that the Friends are currently trying to fundraise \$75,000 to make up the difference between the CPA funds awarded for the renovation and the actual cost. She added that they are hoping to save their contingency funding for other unanticipated expenses given that they still do not have enough funds to fully complete the project and the base cost of materials has been increasing.

Upon a motion by Mr. Bauer, seconded by Ms. Carbone, the Committee voted 6-0 to recommend awarding \$3,888 from the open space/recreational land reserve to the Friends of the Community Growing Center for the purchase of a new electrical cabinet.

Agenda item 6: Consideration of term limits for ex-officio members

Mr. Capuano proposed the Committee amend its enabling ordinance to allow ex-officio members to be exempt from the term limit requirement given the small numbers of members of the bodies that must be represented on the Committee and the time it has taken to have members confirmed. Ms. Stelljes noted that she believes the Committee is only body in Somerville with term limits.

Ms. Murugan shared that she could see why the Committee should maintain term limits because it makes recommendations for funding. She said that all of the funding agencies she has worked with have term limits for their boards. She acknowledged the benefits of maintaining institutional memory. Mr. Bauer noted that the ordinance came out of a community process that made clear that different voices should be present on the CPC. This is reflected in both including general public members on the Committee and having a public process to select these individuals as well as the requirement for term limits.

The Committee instructed Ms. Stelljes to pose the following questions to the Committee’s legal counsel based on the existing ordinance:

- Could a member return to the Committee after their term limit ends?
- Could a member serve as chair again after they reached their term limit?
- Could an alternate serve for a member who was out as a result of a short-term disability?

Agenda item 7: 2019 officer elections

Mr. Fager said he would be interested in continuing as Chair of the Committee. Ms. Murugan nominated Mr. Fager for chair, which was seconded by Mr. Capuano. Mr. Fager was accepted as chair by a vote of 5-0 with Mr. Fager abstaining.

Ms. Murugan said she would be interested in continuing as Vice-Chair of the Committee. Mr. Bauer nominated Ms. Murugan for vice-chair, which was seconded by Ms. Oliveira. Ms. Murugan was accepted as vice-chair by a vote of 5-0 with Ms. Murugan abstaining.

Agenda item 8: Review of FY19 budget adjustments

Ms. Stelljes presented the proposed mid-year budget adjustments for the additional FY18 revenue and additional \$227,459 received in FY19 state matching funds to bring the budget in alignment with the Community Preservation Plans for FY18 for the FY18 additional revenue and FY19 for the additional FY19 matching funds received.

Agenda item 9: Discussion of FY19 project applications

WPA Bas-Relief Restoration

The Committee was supportive of fully funding the additional funds requested for moving and installing the bas-relief and a plaque that will explain the historic significance of the bas-relief and note CPA funding.

Upon a motion by Mr. Bauer, seconded by Ms. Murugan, the Committee voted 6-0 to recommend \$6,055 for the Somerville Public Library to restore its WPA bas-relief from the historic resources reserve budget with the following funding condition:

- *The Somerville Public Library will post a permanent sign noting CPA funding for the restoration of the bas-relief.*

Kennedy Schoolyard Design

Ms. Oliveira stated that she believes the project could be successfully completed for \$65,000. She also noted that the school community expressed interest in an artificial turf component, which would require additional funding from another source, as artificial turf is not a CPA eligible expense.

Upon a motion by Ms. Murugan, seconded by Mr. Capuano, the Committee voted 5-1 with Mr. Fager in opposition, to recommend \$65,000 for the City of Somerville to design of the Kennedy School front schoolyard from the open space/recreational land reserve budget with the following funding conditions:

- *CPA funds will be used only for CPA eligible expenses.*
- *The City of Somerville will post a temporary sign while the design is underway noting CPA funding.*

Elizabeth Peabody House Association Building Assessment

Ms. Stelljes noted that the Elizabeth Peabody House Association is not a religious organization but operates in a former church. There are six stained glass windows that contain religious imagery. The Committee agreed that the windows could be included in the application because the Elizabeth Peabody House Association is not a religious organization.

Ms. Stelljes noted that the Committee's legal counsel initially suggested that the funding conditions for the historic resources projects require that CPA funds not be released until the required preservation restrictions were executed and recorded. She said that she has concerns about this requirement because of the time it has taken to make progress on these currently required restrictions. She said she has had further conversations with the legal counsel and agreed that the grantees could sign a statement committing to recording and executing the restriction. The Committee agreed to allow grantees to sign a commitment to recording the restrictions and will not require the restriction be recorded before funds are released.

Upon a motion by Ms. Murugan, seconded by Ms. Oliveira, the Committee voted 6-0 to recommend \$28,000 for the Elizabeth Peabody House Association for a building condition assessment and prioritized rehabilitation plan from the historic resources reserve budget with the following funding condition:

- *Execution and recording of the historic preservation restriction required under the FY18 CPA grant.*

Mission Church of Christ Roof Repair

Mr. Fager said that he does not think the Mission Church is eligible for CPA funding because it is an active house of worship and funds given to them to repair the church would allow them to use the funds they would have spent on the roof to further their religious mission. Mr. Bauer disagreed and said that the repair of the roof would be rehabilitating an historic asset separate from the religious purpose of the church. The US Supreme Court's Trinity Lutheran case states that you cannot deny funding to a religious institution solely because it is a religious institution. The Committee's legal counsel said that given the purpose of the funding is to rehabilitate an historic resource and the social services provided by the organization that offered to all without any proselytizing.

Upon a motion by Ms. Murugan, seconded by Mr. Bauer, the Committee voted 5-1, with Mr. Fager in opposition, to recommend \$113,120 for the Mission Church of Our Lord Jesus Christ for the repair of its roof from the historic resources reserve budget with the following funding conditions:

- *Execution of, and recording, an historic preservation restriction that would be held by the Somerville Historic Preservation Commission.*
- *The City of Somerville will install a permanent sign noting CPA funding at the completion of the project and a temporary sign during construction.*

Somerville Museum Collection Preservation

Mr. Bauer suggested the Committee recommend \$100,000 for the Museum. He noted that the recommendations to fund less than the full amount were made for the organization that are asking for large amounts and have previously asked for funding.

Upon a motion by Mr. Bauer, seconded by Mr. Capuano, the Committee voted 6-0 to recommend \$100,000 for the Somerville Museum's collection preservation project from the historic resources reserve budget with the following funding conditions:

- *Execution of, and recording, an historic preservation restriction, including a public access agreement, that was required by FY15 CPA grant.*
- *The City of Somerville will install a permanent sign noting CPA funding at the completion of the project and a temporary sign during construction.*

Somerville Hispanic Association for Community Development, Grace Baptist Church Restoration

Mr. Fager noted that the Somerville Hispanic Association for Community Development is not a religious organization. It is located in a former church and rents out the sanctuary to two religious organizations for a fee. He asked the value of continuing to make repairs for the building which could possibly be condemned. Mr. Bauer noted that the cost and complexity of demolishing a building like the historic Grace Baptist Church is significant and could be as much as it would be to rehabilitate the building.

Upon a motion by Mr. Bauer, seconded by Ms. Carbone, the Committee voted 6-0 to recommend \$500,000 for the Somerville Hispanic Association for the restoration of the Grace Baptist Church, with \$184,215 coming from the historic resources reserve budget and \$315,785 coming from the budgeted reserve, with the following funding conditions:

- *Execution of, and recording, an historic preservation restriction that would be held by the Somerville Historic Preservation Commission.*
- *The City of Somerville will install a permanent sign noting CPA funding at the completion of the project and a temporary sign during construction.*

ArtFarm

Based on the funding available after funding projects at the levels listed above, if the Committee wanted to fully fund ArtFarm, based on the remaining cash available, it would need to recommend a bond of \$457,325, which would carry an estimated debt service of \$34,000 a year. Ms. Stelljes noted that the City Auditor is recommending that bonds be issued as funds are spent because bond proceeds legally need to be spent within 18 months. As interest rates are expected to rise in the short term, the Auditor is recommending that CPA bonds go to long-term bonding without a BAN, which is an interest only payment.

Upon a motion by Mr. Capuano, seconded by Ms. Murugan, the Committee voted 6-0 to recommend \$367,899 for the City of Somerville for ArtFarm from the open space/recreational land reserve.

Upon a motion by Mr. Capuano, seconded by Ms. Carbone, the Committee voted 6-0 to recommend \$174,776 for the City of Somerville for ArtFarm from the budgeted reserve.

Upon a motion by Mr. Capuano, seconded by Mr. Bauer, the Committee voted 6-0 to recommend a bond of \$457,325 for the City of Somerville's ArtFarm project.

The funding conditions the Committee is placing on the ArtFarm project are:

- *CPA funds will be used only for CPA eligible expenses.*
- *The City of Somerville will install a permanent sign noting CPA funding at the completion of the project and a temporary sign during construction.*

Agenda item 10: Other business

Ms. Stelljes noted that the City is requesting a representative of the Committee on the SomerVision steering committee. The Committee agreed they would like to be represented on the steering committee. She will share further details about the commitment required and will include the item for consideration on the January agenda. Interested members should attend the SomerVision public launch on January 15.

Next meeting: The next CPC will be held at 6:30pm on January 23, 2019.

Meeting Adjournment

Upon motion from Mr. Capuano, seconded by Ms. Murugan, the Committee voted 6-0 to adjourn at approximately 7:17pm.

Documents and Exhibits

1. Agenda
2. Minutes from November 7, 2018 meeting
3. Suggested public access agreement language from Friends of the Community Growing Center
4. List of events held at the Growing Center
5. Request for emergency funds for electrical cabinet at the Growing Center
6. Draft funding recommendation for Growing Center emergency fund request
7. Mid-year budget adjustment presentation
8. CPA non-bonded FY19 funding reserve allocations by project
9. Memo from Somerville Public Library re WPA Wood Carving project budget
10. Estimated debt service for ArtFarm
11. Draft funding recommendations for FY19 funding requests



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



AGENDA

DATE: Tuesday, December 11, 2018
TIME: 4:30pm
PLACE: Visiting Nurse Association, 3rd floor conference room
259 Lowell St.

MEMBERS

Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Michael A. Capuano
Jane Carbone
Luisa Oliveira

STAFF

Kristen Stelljes

1. Public comment
2. Approve minutes from November 7 meeting
3. Recognition of Mike Capuano's service
4. Public access agreement for Community Growing Center
5. Consideration of term limits for ex-officio members
6. 2019 officer elections
7. Review of FY19 budget adjustments
8. Discussion of FY19 project applications
9. Other business
10. Next meeting: Wednesday, January 23 at 6:30p.m. (Visiting Nurse Association)



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



MINUTES

NOVEMBER 7, 2018

The Community Preservation Committee (CPC) held a regular meeting at 6:30pm in the third floor conference room at the Visiting Nurse Association, 259 Lowell Street, Somerville, MA 02144. An audio recording of the meeting is available upon request.

MEMBERS

Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Michael A. Capuano
Jane Carbone
Luisa Oliveira

STAFF

Kristen Stelljes

Members Present Vice Chair Uma Murugan, Dick Bauer, Michael Capuano, Jane Carbone, and Luisa Oliveira

Members Absent Chair Michael Fager

Staff Present Kristen Stelljes

Others Present None

In the absence of chair, Michael Fager, Uma Murugan, vice-chair, acted as chair. The chair opened the meeting at 6:43p.m. Upon a motion by Mr. Capuano, seconded by Ms. Murugan, the Committee voted 4-0 to recess for ten minutes.

Agenda item 1: Public comment period

A Harvard student working on a class project with the City of Somerville attended the meeting to observe.

Ms. Stelljes read a letter from John Sullivan, an abutter to the Armory, requesting the Committee speak with the direct abutters to the Armory about issues relating to the project including lack of investment by property owner and the effectiveness of the proposed intervention to effectively soundproof the building.

Mr. Capuano said the effectiveness of storm windows in soundproofing would influence his opinion as to whether or not the Armory project should be funded. Ms. Stelljes said she would share the soundproofing consultants' report that suggested that storm windows would be the most effective means of soundproofing for the Armory.

Ms. Stelljes also updated the Committee that it appears that the historic preservation restriction on the Armory that was expected as part of the sale of the property from the state to the Sater brothers was never executed. The City of Somerville and the Armory had letters from the Massachusetts Historic Commission referencing a covenant on the building. However, after much searching, an executed

covenant was not found. Lea Ruscio, the Executive Director of The Center for Arts at the Armory, is discussing the situation with the property owners to see if they would accept the condition of a perpetual preservation restriction as a condition of Community Preservation Act funding.

Agenda item 2: Approve minutes from October meetings

Upon a motion by Mr. Bauer, seconded by Ms. Murugan, the Committee voted 4-0 with Mr. Capuano abstaining, to approve the minutes from the October 11, 2018 meeting.

Upon a motion by Mr. Bauer, seconded by Mr. Capuano, the Committee voted 5-0 to approve the minutes from the October 24, 2018 meeting.

Agenda item 3: Project updates

Ms. Stelljes provided the following updates to the Committee:

Somerville Museum: The Board of Aldermen will need to approve the extension of the Somerville Museum contract to go beyond the initial three year contract. She has submitted the request for an extension for their approval.

Conservation Restriction for 5 Palmer: The state has provided comments on the draft restriction, which will be the first conservation restriction executed in the City of Somerville.

Community Growing Center: The renovation project is underway.

Dilboy Auxiliary Design: The contract with the consultant was just signed, so the project will begin shortly. The design signs have been ordered to meet the requirement of CPA funding.

Prospect Hill Park: Ms. Oliveira informed the Committee that the bids received were much higher than anticipated and the Board of Aldermen approved the appropriation of additional funds so the project could go forward. The renovation will begin in the fall and continue in the spring. Ms. Carbone asked if the light for the Tower was included in the project. Ms. Oliveira said that the Tower will be softly uplit and there will be the option to program the light for special displays.

South Street Farm: Mr. Bauer said he attended the Cider Days at South Street Farm and noted that it had good attendance.

West Branch Library: Construction on the project is anticipated to begin this fall now that the Board of Aldermen has approved the remaining funds for the project.

Ms. Stelljes noted also that ten people applied for the two open general public Committee seats.

Ms. Stelljes added that the CPC's legal counsel recommends the Committee require a perpetual preservation restriction on all projects even if another entity holds a perpetual restriction on the property.

Agenda item 4: Review report from Somerville Affordable Housing Trust

Because the version of the report that was circulated before the meeting was incomplete, the Committee will discuss the report at their December meeting.

Agenda item 5: Notice of chair and vice chair elections at December meeting

Ms. Stelljes reminded the Committee that the election of the chair and vice chair for 2019 will take place at the December meeting.

Agenda item 6: Discuss approach to project presentations

Ms. Murugan noted that at least one applicant said the Committee was intimidating during their project presentation. She asked the Committee to think about how it can be more welcoming to applicants.

Ms. Oliveira said that it may be helpful to note the intent of the question to help applicants understand why the question is being asked and speak in a more approachable tone. She also noted that applicants need to be reminded of the ground rules for presentations before the presentations start and the Committee needs to keep the time with the same level of strictness for all applicants. Ms. Carbone said that the table is helpful for all of the papers the Committee members have but it can serve as a barrier. Mr. Capuano noted that the Committee is a funding organization and needs to ask probing questions. Mr. Bauer said that some of the formality is necessary because the applicants are presenting to both the Committee and the public. Ms. Oliveira suggested that an introductory statement could be read before the project presentations to welcome participants and explain the process and its purpose.

Ms. Murugan requested that the room be configured so that the presenters could easily be presenting to both the Committee and the members of the public at the same time. Ms. Stelljes requested that members of the Committee come of the public presentations early to help arrange the room.

Agenda item 7: Discussion of FY19 project applications

Ms. Stelljes noted the amounts of funding available in each category will need to be finalized once the final state match amount is announced on November 15. She explained that she is determining the funding allocations for the previous year by comparing revenue from only that year with awards made in that year and not including any funds awarded from previous years in the calculation.

Upon a motion by Mr. Capuano, seconded by Ms. Murugan, the Committee voted 5-0 to accept any additional state matching funds that will be announced on November 15.

Historic Resources Projects

Mr. Bauer noted that there is a shortage of \$100,000 for the historic resources projects. Mr. Bauer suggested all of the smaller historic resources projects be fully funded with appropriate funding conditions and the Somerville Museum and Grace Baptist Church project be reduced by \$50,000 each.

WPA Bas-Relief

Several Committee members noted they are supportive of fully funding the WPA bas-relief. Ms. Carbone suggested that a specialized firm should move and install the object rather than have DPW staff move and install it. Ms. Oliveira agreed.

Armory Windows

Mr. Capuano raised a concern about funding the project because it would benefit the private, for-profit owner and Ms. Murugan agreed. Mr. Bauer said the project would also have a benefit for the non-profit that manages the building and it is used as community space. However, to be funded, the Committee would need to place funding conditions such as the perpetual preservation restriction on the project. Ms. Carbone agreed. The Committee discussed being interested in exploring options for requirements related to public access, continued non-profit management, and use as a community arts space.

Open Space Projects

Kennedy School

Ms. Oliveira suggested the project could be done for \$65,000 based on her experience with the Winter Hill Schoolyard and the Dilboy Auxiliary field. Ms. Stelljes noted that the parents were potentially interested incorporated artificial turf into the playspace. If that was included, the City would need to find the design funds for the artificial turf component of the project on top of the amount awarded by CPA.

ArtFarm

Mr. Capuano said he would like to fund the ArtFarm project as close to \$1 million as possible because of its contribution to advancing the SomerVision goal of creating 125 new acres of open space. The Committee asked how much cash would be available for ArtFarm if the other projects were funded as discussed. In this scenario, \$326,295 would be available in cash. To fully fund the project, a bond of \$673,000 would need to be made, which would carry a debt service of around \$50,000 a year. If the funding for Grace Baptist Church was reduced to \$500,000, the bond for ArtFarm could be reduced to \$589,774.

Ms. Oliveira noted that for the project to go forward, the Board of Aldermen will need to approve funding for the ArtBarn.

Agenda item 8: Other business

There was no other business.

Next meeting: The next meeting of the Community Preservation Committee will take place at 4:30pm on Tuesday, December 11.

Meeting Adjournment

Upon motion from Mr. Bauer, seconded by Mr. Capuano, the Committee voted 5-0 to adjourn at approximately 9:05.

Documents and Exhibits

1. Agenda
2. Minutes from October 11, 2018
3. Minutes from October 24, 2018
4. Draft semi-annual report from the Somerville Affordable Housing Trust Fund

5. Analysis of FY19 CPA public comments
6. Compiled FY19 CPA public comments
7. Results from meeting attendee FY19 project prioritization
8. CPA FY19 funding available
9. Mid-year budget adjustment tables

Kristen Stelljes

From: Kristen Stelljes
Sent: Friday, December 7, 2018 9:09 PM
To: Kristen Stelljes
Subject: For consideration: proposed public access language from Friends of the Community Growing Center

Dear CPC members,

Below is some background information and proposed language from the Friends of the Community Growing Center for the public access agreement we'll be discussing on Tuesday.

In 2018, the Growing Center offered:

- **579 hours of free programming** for the community serving all ages
- this included at least **98 hours of posted open time**, when there was a trained volunteer on site, but visitors were not required to be participating (which is true for all events, which are run on the "open door" policy). These included "Open Garden Saturdays, 9-12 May-Sept, CSA/Open Time & Crafty Wednesdays.
- **estimated attendance of 4251**, as attendance of general visitors is not usually maintained during open hours such as volunteer maintenance or during other scheduled events

The provision for public access is as follows:

The Somerville Community Growing Center, as managed by the Friends of the Community Growing Center (FCGC), provides extensive programming throughout the growing season, particularly between May and October each year. A range of educational programs (including urban agriculture, self-care and wellness, sustainability and environmental stewardship), cultural offerings (music, dance, film, poetry), hands-on learning/volunteer programs, and programs for youth are included each year. Programs are offered for free; providers of programs offer their services in-kind or through grant funded supports.

In addition, the garden is open to the public for advertised times before many events, as well as during set times such as Open Garden Saturdays (an average of 9-10 hours/wk during the growing season). Volunteers who assist with maintaining the garden also agree to informally host visitors that arrive during their time of caring for the garden (an average of 10 hours/week during the growing season). All trained volunteers (currently ###) have access to the garden dawn to dusk; trainings are offered 6-8 times a season). At present, there is a lock on the gate to protect the investments of program materials and supplies. Once renovation is completed and new plantings have been stabilized, the intention is to raise funds to provide significantly more unstructured visitor hours, with volunteer and/or paid staff on hand to offer guidance and education, as desired or needed.

The Friends of the Community Growing Center are proposing the following for public access for their 2019-2020 license agreement with the City:

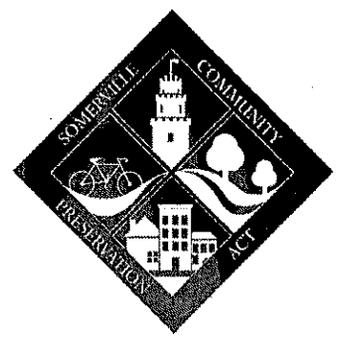
Annual goal of providing 500+ hours of free programming, ~100 hours of posted open time and over 4000 attendees at events

This would match the offerings provided in 2018 and takes into account that it will not be open to its fullest extent in 2019 because of the ongoing construction project.

Warm regards,
Kristen



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



JOSEPH A. CURTATONE
MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION FOR *GROWING CENTER ELECTRICAL CABINET, FRIENDS OF THE COMMUNITY GROWING CENTER*

PROJECT DESCRIPTION

This project will provide funding for the Friends of the Community Growing Center to replace its electrical cabinet as part of the renovation of the site.

ELIGIBILITY

Open space/recreation land: This project will make a capital improvement to the Community Growing Center, a shared agricultural space and recreational area.

RECOMMENDED FUNDING- PRELIMINARY DISCUSSION

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended appropriating \$3,888 for this project from the [open space and recreation land] reserve budget [and/or designated reserve budget] to the control of the Friends of the Community Growing Center for the overall purposes summarized in this document.

OR

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$
Soft costs	\$
Construction	\$3,888
Total	\$3,888
Sources	
CPA open space/recreation land funds- requested	\$3,888
Other sources	\$0
Total	\$3,888

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes improving existing recreational land according to need.

Kristen Stelljes

From: Lisa Brukilacchio <lisa@thegrowingcenter.org>
Sent: Tuesday, December 11, 2018 2:54 PM
To: Kristen Stelljes
Cc: Arn Franzen; Liza Kitchell
Subject: re CPC request regarding electrical cabinet issue at Growing Center
Attachments: PROPOSAL additional electrical work (1).docx

Kristen

Attached please find estimate from Belko Landscaping for covering the unexpected issue of the needing to replace the electrical cabinet at the Growing Center in a timely fashion to allow planned electrical work to proceed according to the contract.

The estimated cost, determined in collaboration with MassBays, the electrical subcontractor for the Growing Center project, is **\$3,888**, for material and labor. MassBays is the electrical contractor that the City typically uses for parks projects.

If it is possible for CPA funds to help cover this unexpected expense, that would allow the work to proceed in a timely fashion and not lose the "weather window". Our reading of the license, section 8 below, would indicate that this is basic utility issue which would be covered by the City; however it is clear in talking with City staff that there is no source of City funding to cover this expense in the current time frame.

Thank you for your assistance with this issue.

Lisa B

8. Utilities.

Licensee shall provide the following utilities at its expense: water, gas, electricity, garbage and sewer disposal. The City reserves the right to interrupt, curtail, or suspend the provision of any utility service to which Licensee may be entitled hereunder, when necessary by reason of accident or emergency, or for repairs, alterations, or improvements in the judgment of the City desirable or necessary to be made, or due to difficulty in obtaining supplies or labor, or for any other cause beyond the reasonable control of the City. The work of such repairs, alterations, or improvements shall be prosecuted with reasonable diligence, and the City shall give reasonable notice whenever practical for any such repairs, alterations, or improvements.

The City shall not be liable for any failure of the utility companies or governmental authorities to supply utility service to Licensee or for any limitation of supply resulting from governmental orders or directives. Licensee shall not claim any damages by reason of the City's or other individual's interruption, curtailment, or suspension of a utility service, nor shall the License or any of Licensee's obligations hereunder be affected or reduced thereby.

--
Lisa Brukilacchio,
Friends of the Community Growing Center
Board, President
781-953-4826
Pronouns: she/her/hers

BELKO **LANDSCAPING**

Tuesday December 11, 2018

Friends of the Community Growing Center

ATTN: Lisa Brukilacchio

Belko Landscaping is pleased to tender the following proposal of Friends of the Community Growing Center in accordance with the request detailed out by your office.

Scope: Replace existing load center.

Price is based on use of a used Nema 3R cabinet with new components including meter socket, panelboard, duplex receptacle, and time switch.

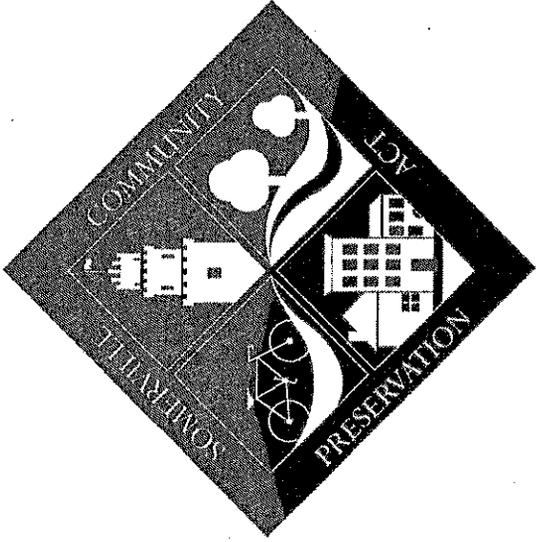
Existing service conductors and conduit riser to be reused. Existing branch circuits to be connected to new panelboard.

Price excludes premium-time labor, utility company charges, and repairs to existing underground branch circuits if damaged.

Material and Labor:.....\$3,888.00

Many thanks for the opportunity to be of service. Should you have any questions please do not hesitate to contact our office at (603) 458-1421

Respectfully Submitted,
John Belko
Owner



Community Preservation Committee

December 11, 2018

FY19 CPA Fund Revenue

	FY19 Budget	Update	Difference
FY19 Estimated Revenue	\$1,986,473	\$2,713,932	\$727,459
Surcharge revenue	\$1,781,590	\$1,781,590	\$0
City appropriation*	\$0	\$500,000	\$500,000
State match of FY18 local revenue	\$204,883	\$432,342	\$227,459**

*FY18 City CPA appropriation will be allocated to the designated reserves as part of this process. FY19 City CPA appropriation will be requested in June 2018 as part of the budget process

**Request pending to BOA to appropriate additional state match revenue

FY19 Additional State Match Allocation

	Additional State Match Allocation*	
Admin	0%	\$0
Open Space/Rec Reserve	20%	\$45,492
Historic Resources Reserve	15%	\$34,119
Community Housing Reserve	50%	\$113,730
Budgeted Reserve	10%	\$34,119
Total	100%	\$227,459

*Percentages established by FY19 Community Preservation Plan

Unappropriated FY18 Funds Available for FY19

Funding source	Amount
FY18 City Appropriation	\$500,000
Additional FY18 Income	\$144,489
Assessment revenue difference	\$134,083
Tax title redeemed	\$1,890
Tax title interest	\$656
CPA interest	\$4,301
Investment income	\$3,560
Total	\$644,489

FY18 Total Revenue & Actual Allocations (FY18 revenue only)

FY18 Total Revenue	Amount
Budgeted	\$1,984,489
Additional state match on FY17 funds	\$46,401
City appropriation	\$500,000
Additional Revenue	\$144,489
Total	\$2,675,379

CPA Category	FY18 CPP Minimum Allocation (%)	FY18 Required Minimum Allocation (\$)	FY18 Award	Difference (Required Minimum Allocation - Award)
Affordable Housing	45%	\$1,203,920	\$913,901	-\$290,019
Historic Resources	15%	\$401,306	\$304,633	-\$96,673
Open Space/ Recreation	15%	\$401,306	\$713,131	\$311,824

Requested Reserve Adjustments

	Vote 1: FY18 (Transfer from Undesignated)	Vote 2: FY19 (Transfer from Budgeted Reserve)	Total
Open Space/Rec Reserve	\$0	\$45,492	\$45,492
Historic Resources Reserve	\$96,674	\$34,119	\$130,793
Community Housing Reserve	\$290,020	\$113,730	\$403,749
Budgeted Reserve	\$257,795	NA	\$257,795
Total	\$644,489	\$193,340	\$837,829

Total CPA Funding Available for FY19

	FY19 Budgeted	Additional FY19	Additional FY18	Returned	Total
Open Space/ Recreational Land	\$397,295	\$45,492	\$0	\$0	\$442,787
Historic Resources	\$297,971	\$34,119	\$96,674	\$2,626*	\$431,390
Community Housing	\$993,236	\$113,730	\$290,020	\$0	\$1,396,985
Budgeted Reserve	\$198,647	\$34,119	\$257,795	NA	\$490,561
Admin	\$99,324	\$0	\$0	NA	\$99,324
Total Available	\$1,986,473	\$227,459	\$644,489	\$2,626	\$2,861,047

*Returned from FY18 Elizabeth Peabody House Roof project, which ended under budget

Board of Aldermen request

1. Vote: recommend that the Board of Aldermen transfer CPA funds totaling \$644,489 from the CPA Fund Undesignated Fund Balance to designated CPA reserves, including:
 - a. \$96,674 from the Undesignated Fund Balance to the Historic Resources Reserve
 - b. \$290,020 from the Undesignated Fund Balance to the Community Housing Reserve
 - c. \$257,795 from the Undesignated Fund Balance to the Budgeted Reserve
2. Vote: recommend that the Board of Aldermen transfer CPA funds totaling \$193,340 from the CPA Fund Budgeted Reserve to designated CPA reserves, including:
 - a. \$45,492 from the Budgeted Reserve to the Open Space/Recreation Reserve
 - b. \$34,119 from the Budgeted Reserve to the Historic Resources Reserve
 - c. \$113,730 from the Budgeted Reserve to the Community Housing Reserve

CPA Non-bonded FY19 Funding Reserve Allocations by Project

	Open space/Recreation	Historic Preservation	Budgeted Reserve	Total	Requested	Difference
Total Available	\$442,787	\$431,390	\$490,561	\$1,364,738		
5 Palmer conservation restriction	\$6,000			\$6,000		
Kennedy School	\$65,000			\$65,000	\$75,000	-\$10,000
ArtFarm	\$326,295		\$83,931	\$410,226	\$1,000,000	-\$589,774
Elizabeth Peabody House		\$28,000		\$28,000	\$28,000	\$0
Mission Church		\$113,120		\$113,120	\$113,120	\$0
Somerville Museum		\$87,283		\$87,283	\$137,283	-\$50,000
Armory Windows				\$0	\$0	\$0
WPA Bas-Relief		\$3,500		\$3,500	\$6,055	-\$2,555
Grace Baptist Church		\$127,488	\$372,512	\$500,000	\$637,100	-\$137,100
Total Requested	\$397,295	\$359,391		\$1,213,129		
Remaining Funds	\$45,492	\$71,999	\$34,118	\$151,609		
FY19 Housing distribution	\$1,283,256					

Land Acquisition Earmark

Open space reserve	\$0
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Debt Service Projections

Bond	Max. annual debt service	Max % of CPA surcharge
ArtFarm (\$1,000,000)	\$74,137	2.9%
ArtFarm (\$589,774)	\$43,724	1.7%
West Branch (\$2,500,000)	\$185,342	7.3%
100 Homes (\$6,000,000)	\$444,821	17.6%
Clarendon Hill (\$4,000,000)	\$296,547	11.7%

Maximum percentage of total surcharge going to debt service

With ArtFarm	39.5%
Without ArtFarm	36.6%

Bond for difference



CITY OF SOMERVILLE, MASSACHUSETTS
PUBLIC LIBRARY
JOSEPH A. CURTATONE
MAYOR

CATHY PLANTIGINI
DIRECTOR OF LIBRARIES

To: Kristen Stelljes, Community Preservation Act Manager

From: Kevin O'Kelly, Head of Reference, Somerville Public Library

Date: December 6, 2018

Re: Budget for Restoration of WPA Wood Carving.

Hello:

In addition to the scope of work proposals from wood conservators, I now have estimates for the cost of a historic marker plaque and for moving and installing the wood carving in a new location on a stand.

Christine Thomson	Fill gouges with epoxy, color fills; touch up dents and scratches; apply two coats wax paste surface protection; document pre- and post-treatment condition	\$3410.60
Melissa Carr	Tone scratches, drag marks to blend; dent rebuilding, reduce edge splintering; rebuild broken top right end; secure loose plinth faces.	\$4000-\$4500
Wren Art Movers	Uninstalling, moving, reinstalling wood carving on base	\$1055
Erie Landmark	Bronze plaque	\$500



I am requesting \$6055 total.

Please let me know if you need any more information

Best,

Kevin O'Kelly
Head of Reference
Somerville Public Library

ArtFarm Library Estimated Debt Service

12/11/2018

Short-term rate	3.00%	
Long-term rate	5.00%	
Bond amount	\$589,774	

	Year #	Debt Service	Principal	Interest	Principal Balance
FY2020	1	\$17,693		\$17,693	\$589,774
FY2021	2	\$17,693		\$17,693	\$589,774
FY2022	3	\$43,724	\$14,235	\$29,489	\$575,539
FY2023	4	\$43,724	\$14,947	\$28,777	\$560,592
FY2024	5	\$43,724	\$15,694	\$28,030	\$544,897
FY2025	6	\$43,724	\$16,479	\$27,245	\$528,418
FY2026	7	\$43,724	\$17,303	\$26,421	\$511,115
FY2027	8	\$43,724	\$18,168	\$25,556	\$492,947
FY2028	9	\$43,724	\$19,077	\$24,647	\$473,870
FY2029	10	\$43,724	\$20,030	\$23,694	\$453,840
FY2030	11	\$43,724	\$21,032	\$22,692	\$432,808
FY2031	12	\$43,724	\$22,084	\$21,640	\$410,724
FY2032	13	\$43,724	\$23,188	\$20,536	\$387,537
FY2033	14	\$43,724	\$24,347	\$19,377	\$363,189
FY2034	15	\$43,724	\$25,564	\$18,159	\$337,625
FY2035	16	\$43,724	\$26,843	\$16,881	\$310,782
FY2036	17	\$43,724	\$28,185	\$15,539	\$282,597
FY2037	18	\$43,724	\$29,594	\$14,130	\$253,003
FY2038	19	\$43,724	\$31,074	\$12,650	\$221,929
FY2039	20	\$43,724	\$32,627	\$11,096	\$189,302
FY2040	21	\$43,724	\$34,259	\$9,465	\$155,043
FY2041	22	\$43,724	\$35,972	\$7,752	\$119,071
FY2042	23	\$43,724	\$37,770	\$5,954	\$81,301
FY2043	24	\$43,724	\$39,659	\$4,065	\$41,642
FY2044	25	\$43,724	\$41,642	\$2,082	\$0
	TOTAL	\$1,041,038	\$589,774	\$451,264	

Year 1 payment due 12 months after debt issued --> debt issued in June 2017 will have Year 1 payment due June 2018.

FY	Artfarm Estimated Debt Service	Projected CPA Revenue		Artfarm Estimated Debt Service as % of Projected CPA Revenue		% of open space 10% minimum available for other open space project	
		Surcharge Only	Surcharge + State Match	Surcharge Only	Surcharge + State Match	Surcharge Only	Surcharge + State Match
FY2020	0	1,973,563	2,158,938	0.0%	0.0%	10.0%	10.0%
FY2017	0	2,118,831	2,316,187	0.0%	0.0%	10.0%	10.0%
FY2018	17,693	2,269,653	2,481,536	0.8%	0.7%	9.2%	9.3%
FY2019	17,693	2,402,265	2,629,231	0.7%	0.7%	9.3%	9.3%
FY2020	43,724	2,532,972	2,773,198	1.7%	1.6%	8.3%	8.4%
FY2021	43,724	2,692,676	2,945,973	1.6%	1.5%	8.4%	8.5%
FY2022	43,724	2,719,602	2,988,870	1.6%	1.5%	8.4%	8.5%
FY2037	43,724	2,746,798	3,018,759	1.6%	1.4%	8.4%	8.6%
FY2038	43,724	2,774,266	3,048,946	1.6%	1.4%	8.4%	8.6%
FY2039	43,724	2,802,009	3,079,436	1.6%	1.4%	8.4%	8.6%
FY2040	43,724	2,830,029	3,110,230	1.5%	1.4%	8.5%	8.6%
FY2041	43,724	2,858,329	3,141,332	1.5%	1.4%	8.5%	8.6%
FY2040	43,724	2,886,913	3,172,746	1.5%	1.4%	8.5%	8.6%
FY2041	43,724	2,915,782	3,204,473	1.5%	1.4%	8.5%	8.6%
FY2042	43,724	2,944,940	3,236,518	1.5%	1.4%	8.5%	8.6%
FY2043	43,724	2,974,389	3,268,883	1.5%	1.3%	8.5%	8.7%
FY2044	43,724	3,004,133	3,301,572	1.5%	1.3%	8.5%	8.7%
FY2045	43,724	3,034,174	3,334,588	1.4%	1.3%	8.6%	8.7%
FY2042	43,724	3,064,516	3,367,934	1.4%	1.3%	8.6%	8.7%
FY2043	43,724	3,095,161	3,401,613	1.4%	1.3%	8.6%	8.7%
FY2044	43,724	3,126,113	3,435,629	1.4%	1.3%	8.6%	8.7%
FY2045	43,724	3,157,374	3,469,985	1.4%	1.3%	8.6%	8.7%
FY2042	43,724	3,188,948	3,504,685	1.4%	1.2%	8.6%	8.8%
FY2043	43,724	3,220,837	3,539,732	1.4%	1.2%	8.6%	8.8%
FY2044	43,724	3,253,046	3,575,129	1.3%	1.2%	8.7%	8.8%
FY2045	43,724	3,285,576	3,610,881	1.3%	1.2%	8.7%	8.8%
Total	997,314	73,872,897	81,117,003				

Assumptions: 1) state match rate without City match = 10%; 2) state match rate with maximum City match = 10.7%



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



JOSEPH A. CURTATONE
MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION FOR KENNEDY SCHOOL- FRONT SCHOOLYARD, CITY OF SOMERVILLE PARKS AND OPEN SPACE DIVISION

PROJECT DESCRIPTION

The City of Somerville will develop a new playground landscape plan to provide Kennedy School students with the high quality play and educational opportunities.

ELIGIBILITY

Recreational Land: This project will rehabilitate existing recreational land.

RECOMMENDED FUNDING

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$75,000] for this project from the [open space/recreational land reserve budget and/or budgeted reserve] to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$0
Construction	\$75,000
Total	\$75,000
Sources	
CPA open space/recreational land funds- requested	\$75,000
Other sources	\$0
Total	\$75,000

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

This project will rehabilitate an existing open space that does not meet the standards of the community.

FUNDING CONDITIONS

1. CPA funds will be used only for CPA eligible expenses.
2. The City of Somerville will post a temporary sign while the design is underway noting CPA funding.

MEASURES OF SUCCESS

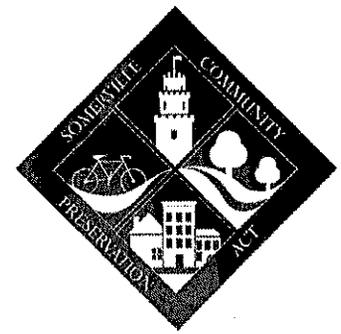
The goal of the project is to provide quality long lasting recreation environments that will offer essential life-enhancing qualities that improve the community well-being and individual student's physical and mental health.

Success of the project will be measured through improved health and wellness of the community.

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2019-cpa-projects>



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



JOSEPH A. CURTATONE
MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION FOR *ARTFARM, CITY OF SOMERVILLE PARKS AND OPEN SPACE DIVISION*

PROJECT DESCRIPTION

ArtFarm will convert a 2.1 acre site, which was formerly a waste transfer facility, into open space with a focus on recreation and urban agriculture. In addition to the open space component, an ArtBarn will be built that will provide rehearsal and performance space. No CPA funds are being requested for the ArtBarn

ELIGIBILITY

Recreational Land: ArtFarm will provide a new opportunity for active and passive recreation as well as urban agriculture.

RECOMMENDED FUNDING

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$1,000,000] for this project from the [open space/recreational land reserve budget or budgeted reserve] and bonding [\$X]. Funds will be given to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$0
Construction	\$1,666,000
Total	\$1,666,000
Sources	
CPA open space/recreational land funds- requested	\$1,000,000
PARC grant (future application)	\$400,000
Community Development Block Grant funds	\$266,000
Total	\$1,666,000

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

ArtFarm will provide 2.1 acres of new open space for the City of Somerville as well as additional community gardening opportunities.

FUNDING CONDITIONS

1. CPA funds will be used only for CPA eligible expenses.
2. The City of Somerville will install a permanent sign noting CPA funding at the completion of the project and a temporary sign during construction.

MEASURES OF SUCCESS

The goal of the project is to create an active, year-round open space for use by the community, artists, urban growers, and the larger public.

The success of the project will be measured through:

- Increase in total open space acreage in Somerville
- Retaining outside financial support
- Number of new community garden plots
- Number of community growers involved in ArtFarm
- Number of mentor farmers and youth enrolled in World Crops initiative
- Number of events, performances, and festivals held
- Number of attendees at events

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2019-cpa-projects>



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



JOSEPH A. CURTATONE
MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION FOR *BUILDING CONDITION ASSESSMENT AND PRIORITIZED REHABILITATION PLAN, ELIZABETH PEABODY HOUSE ASSOCIATION*

PROJECT DESCRIPTION

The Elizabeth Peabody House Association will conduct a full assessment of existing building conditions and create a prioritized rehabilitation plan to guide future capital improvement projects for their building at 277 Broadway.

ELIGIBILITY

Historic resources: The Elizabeth Peabody House Association operates out of the former Broadway Methodist Episcopal Church, which was determined to be historically significant by the Somerville Historic Preservation Commission.

RECOMMENDED FUNDING

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$28,000] for this project from the [historic resources reserve budget and/or budgeted reserve] to the control of the Elizabeth Peabody House Association for the overall purposes summarized in this document.

OR

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$28,000
Soft costs	\$0
Construction	\$0
Total	\$28,000
Sources	
CPA historic resources funds- requested	\$28,000
Elizabeth Peabody House Association funds	\$X
Total	\$28,000

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The Elizabeth Peabody House Association provides child care and other social services to low-income families, including immigrants. This project will allow the Association to strategically plan for much needed capital improvements to their building.

FUNDING CONDITIONS

1. Execution and recording, prior to the receipt of any funding, of the historic preservation restriction required under the FY18 CPA grant.
2. No CPA funds can be used for work on the eight stained glass windows that contain Christian symbols in the building.

MEASURES OF SUCCESS

The goal of the project is to create a building plan that clearly outlines the steps needed to preserve a historically significant building.

Achievement of these goals will be measured through the successful completion of the building conditions assessment and prioritized rehabilitation plan.

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2019-cpa-projects>



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



JOSEPH A. CURTATONE
MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION FOR *MISSION CHURCH OF CHRIST- ROOF REPAIR AND PRESERVATION PROJECT, MISSION CHURCH OF OUR LORD JESUS CHRIST*

PROJECT DESCRIPTION

The Mission Church of Our Lord Jesus Christ will repair and preserve the roof of their historic building.

ELIGIBILITY

Historic resources: Mission Church of Our Lord Jesus Christ operates out of the historic First Unitarian Church at 130 Highland Ave., which is listed on the National Register of Historic Places.

RECOMMENDED FUNDING

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$113,120] for this project from the [historic resources reserve budget or budgeted reserve] to the control of the Mission Church of Our Lord Jesus Christ for the overall purposes summarized in this document.

OR

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$2,620
Construction	\$112,000
Total	\$114,620
Sources	
CPA historic resources funds- requested	\$113,120
Mission Church of Our Lord Jesus Christ	\$1,500
Total	\$114,620

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

Mission Church is home to a food pantry and provides other social services. The building faces significant leaks in four places, which is compromising the integrity of the historically significant building.

FUNDING CONDITIONS

1. Execution of, and recording, prior to the receipt of any funding, an historic preservation restriction that would be held by the Somerville Historic Preservation Commission.

MEASURES OF SUCCESS

The goals of the project are to:

1. Repair and maintain an historic building in the City of Somerville in order to preserve a vital community resource
2. Inspect the quality of repair work done on the church since the building was erected

Achievement of these goals will be measured through:

1. Completed repair of roof, including damaged slate tiles, flashing, and water shields
2. Completed inspection of roof

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2019-cpa-projects>



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



JOSEPH A. CURTATONE
MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION FOR SOMERVILLE MUSEUM: COLLECTION PRESERVATION, SOMERVILLE MUSEUM

PROJECT DESCRIPTION

The Somerville Museum will make climate control improvements and remediate mold in the building in order to protect its historic Museum collection.

ELIGIBILITY

Historic resources: The Somerville Museum is a local historic district and its collections have been determined to be historically significant by the Somerville Historic Preservation Commission.

RECOMMENDED FUNDING

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$137,283] for this project from the [historic resources reserve budget and/or budgeted reserve] to the control of the Somerville Museum for the overall purposes summarized in this document.

OR

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$0
Soft costs	\$321,766
Construction	\$0
Total	\$321,766
Sources	
CPA historic resources funds- requested	\$137,283
Institute of Museum and Library Services (application to be submitted)	\$160,883
Somerville Museum (in-kind)	\$23,600
Total	\$321,766

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The Somerville Museum collections are at risk of being lost as a result of the poor climate conditions in the basement, where they are stored.

FUNDING CONDITIONS

1. Execution, and recording, of an historic preservation restriction, including a public access agreement, that was required by the FY15 CPA grant, prior to receipt of funding.

MEASURES OF SUCCESS

The goal of this project is to provide greater use of the collections by the public.

Success will be measured through timely completion of the project and lack of mold found on collection items after packing has occurred.

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2019-cpa-projects>



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



JOSEPH A. CURTATONE
MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION FOR *WORKS PROGRESS ADMINISTRATION CARVED WOOD BAS-RELIEF RESTORATION PROJECT,* *SOMERVILLE PUBLIC LIBRARY*

PROJECT DESCRIPTION

The Somerville Public Library will hire a conservator to restore the wood bas-relief in the Central Library carved by a local artist through the Works Progress Administration program in 1939. The Library will also hire a skilled firm to install the carving in a safer, more prominent location in the Central Library

ELIGIBILITY

Historic resources: The bas-relief was determined to be historically significant by the Somerville Historic Preservation Commission.

RECOMMENDED FUNDING

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$3,500] for this project from the [historic resources reserve budget or budgeted reserve] to the control of the Somerville Public Library for the overall purposes summarized in this document.

OR

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$0
Soft costs	\$500
Construction	\$3,000
Total	\$3,500
Sources	
CPA historic resources funds- requested	\$3,500
Other sources	\$0
Total	\$3,500

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The bas-relief is currently resting on a floor in a hallway where it is damaged by book carts and other objects. This project would both restore the carving as well as relocate it to a location with greater prominence that is also more protected.

FUNDING CONDITIONS

1. The Somerville Public Library will post a permanent sign noting CPA funding for the restoration of the bas-relief.

MEASURES OF SUCCESS

The goal of the project is to return the bas-relief to as close as possible to its original condition.

Success will be measured by the repair of all visible surface damage to the bas-relief.

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2019-cpa-projects>



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



JOSEPH A. CURTATONE
MAYOR

COMMUNITY PRESERVATION COMMITTEE FY19 FUNDING RECOMMENDATION FOR *GRACE BAPTIST CHURCH, SOMERVILLE HISPANIC ASSOCIATION FOR COMMUNITY DEVELOPMENT*

PROJECT DESCRIPTION

The Somerville Hispanic Association for Community Development will repair the existing slate roof surfaces and related flashing and brick masonry. SHA4CD will also create a new accessible ramp from the sidewalk to the building.

ELIGIBILITY

Historic resources: The Somerville Hispanic Association for Community Development operates out of the historic Grace Baptist Church, a local historic district.

RECOMMENDED FUNDING

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$637,100] for this project from the [historic resources reserve budget and/or budgeted reserve] to the control of the Somerville Hispanic Association for Community Development for the overall purposes summarized in this document.

OR

On December 11, 2018 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$83,100
Construction	\$554,000
Total	\$637,100
Sources	
CPA historic resources funds- requested	\$637,100
Other sources	\$0
Total	\$637,100

ALIGNMENT WITH FY19 COMMUNITY PRESERVATION PLAN

The Grace Baptist Church building is home to the SHA4CD food pantry, a bilingual day care that accepts vouchers, and a family homeless shelter. SHA4CD received a \$50,000 grant from the Massachusetts Historic Commission during the first phase of the project and is seeking a second grant for the second phase.

FUNDING CONDITIONS

1. Execution and recording, prior to the receipt of any funding, of a perpetual historic preservation restriction that would be held by the Somerville Historic Preservation Commission.

MEASURES OF SUCCESS

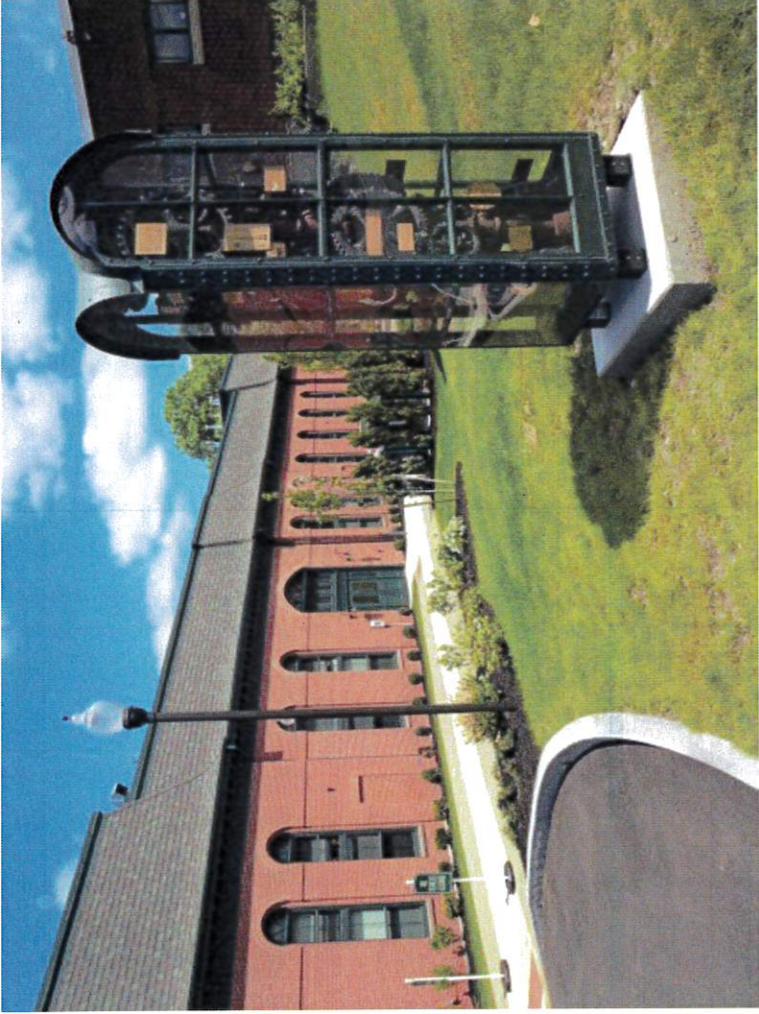
The goals of the project are to:

1. Repair the roofing slate and associated flashing to keep water from damaging the structure and finishes within the building
2. Provide full accessibility to all major areas of the building (long term goal)

Achievement of these goals will be measured through:

1. Properly installed new roof and flashing systems
2. New accessible sidewalk

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2019-cpa-projects>



Somerville Community Preservation Act Semi-Annual Report

November 2018



CPA Project Spending Summary

Affordable Housing*			
Project	Awarded	Spent	Percent
100 Homes FY15-FY17	\$3,131,608	\$2,907,056	93%
Mystic Water Works FY16	\$507,000	\$507,000	100%
163 Glen St. FY15	\$915,000	\$819,862	90%
PASS FY15	\$89,250	\$0	0%
Better Homes FY15	\$35,820	\$35,820	100%
Better Homes FY16	\$56,868	\$53,155	93%
ShortStop Self-Sufficiency FY16	\$26,107	\$26,107	100%
Better Homes FY17	\$57,825	\$0	0%
PASS 3 FY17	\$93,728	\$0	0%
ShortStop Self-Sufficiency FY17	\$25,000	\$25,000	100%
100 Homes FY18	\$6,000,000	\$0	0%
31-35 Richardson St.	\$171,000	\$0	0%
Better Homes FY18	\$62,532	\$0	0%
PASS FY18	\$199,952	\$0	0%
Heading Home FY18	\$45,000	\$0	0%
Homelessness Prevention Assistance Fund	\$50,000	\$0	0%
Total	\$11,466,690	\$4,374,000	38%



Notes completed projects

* Notes restriction pending

CPA Project Spending Summary cont.

Historic Resources	Awarded	Spent	Percent
Project			
City Hall Renovation	\$200,000	\$0	0%
City of Somerville Archives	\$43,000	\$42,812	100%
Milk Row Cemetery FY15	\$48,360	\$48,360	100%
Prospect Hill Tower Renovation	\$500,000	\$427,425	85%
Somerville Museum FY15	\$168,191	\$150,181	89%
Mystic Water Works windows*	\$243,000	\$243,000	100%
Temple B'nai Brith*	\$450,945	\$450,945	100%
LHD Property Owner Fund	\$150,000	\$0	0%
West Branch Library Rehabilitation	\$2,500,000	\$0	0%
Milk Row Cemetery FY16+FY17	\$33,108	\$19,850	40%
Somerville Museum FY16	\$423,480	\$86,316	20%
83 Belmont St.*	\$4,510	\$4,510	100%
Central Library Mold	\$21,279	\$0	0%
Grace Baptist Church	\$553,378	\$498,000	90%
Elizabeth Peabody House	\$73,000	\$70,373.82	96%
Electons Records	\$85,100	\$0	0%
Total	\$5,497,351	\$2,041,773	37%

Notes completed projects

* Notes restriction pending

CPA Project Spending Summary cont.

Open Space/Recreation Project	Awarded	Spent	Percent
Prospect Hill Park	\$85,000	\$65,000	76%
Community Growing Center FY15	\$52,090	\$52,090	100%
Healey to Mystic	\$45,000	\$45,000	100%
School Garden Classrooms	\$45,373	\$45,373	100%
Community Path Repaving	\$140,000	\$90,000	64%
Community Path Design + Invasives	\$90,000	\$0	0%
Allen St. Mixed Use Renovation	\$20,000	\$11,073	55%
Hoyt-Sullivan Playground Renovation	\$400,000	\$380,330	95%
South Street Farm	\$60,160	\$54,144	90%
Land Acquisition Study Fund	\$40,000	\$2,500	6%
Community Pollinator Garden	\$13,000	\$450	3%
Healey School Yard design	\$80,000	\$0	0%
Winter Hill School Yard	\$500,000	\$398,927	80%
Community Path Survey	\$20,000	\$0	0%
Henry Hansen Park	\$49,200	\$22,905	47%
Blessing of the Bay Phase I	\$41,863	\$41,863	100%
Community Growing Center FY17	\$33,176	\$29,858	90%
5 Palmer*	\$500,000	\$500,000	100%
Prospect Hill Park Construction	\$797,330	\$1,399	0%
Dilboy Auxiliary Fields	\$90,000	\$0	0%
Blessing of the Bay Phase II	\$155,339	\$69,903	45%
Community Growing Center Construction	\$350,000	\$315,000	90%
35 Richardson*	\$210,000	\$0	0%
Brown and West Somerville Schoolyards	\$140,000	\$0	0%
5 Palmer Conservation Restriction Fee	\$6,000	\$0	0%
Total	\$3,963,531	\$2,125,815	54%
CPA Program Total	\$20,927,572	\$8,541,588	41%

Notes completed projects

* Notes restriction pending

CPA Project Spending Summary

Totals by CPA category	Total Awarded with bonding	% of Total with bonding	Total Awarded without bonding	% of Total without bonding
Affordable Housing	\$11,466,690	54%	\$5,466,690	42%
Historic Resources	\$5,497,351	26%	\$2,997,351	23%
Open Space/Recreation Land	\$3,963,531	19%	\$3,963,531	31%
Admin	\$489,995	2%	\$489,995	4%
Total	\$21,417,567	100%	\$12,917,567	100%

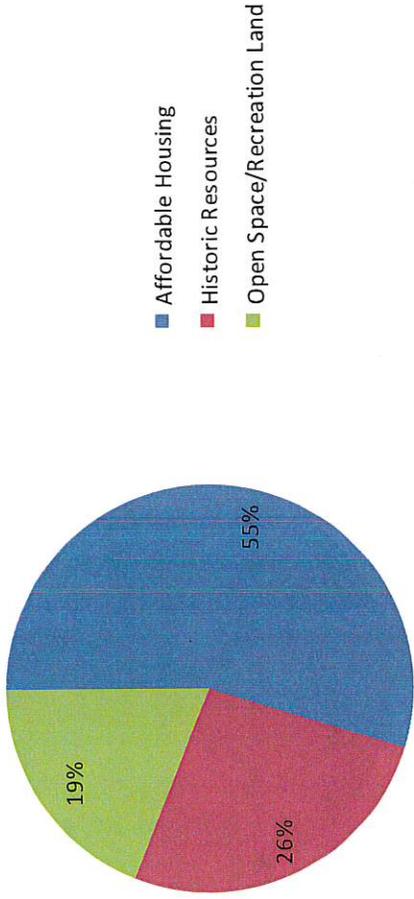
“With bonding” figures includes the \$2.5 million bond for the historic rehabilitation of West Branch Library, which was approved in FY16, and the \$6 million bond for affordable housing acquisition through the 100 Homes project, which was awarded in FY18.



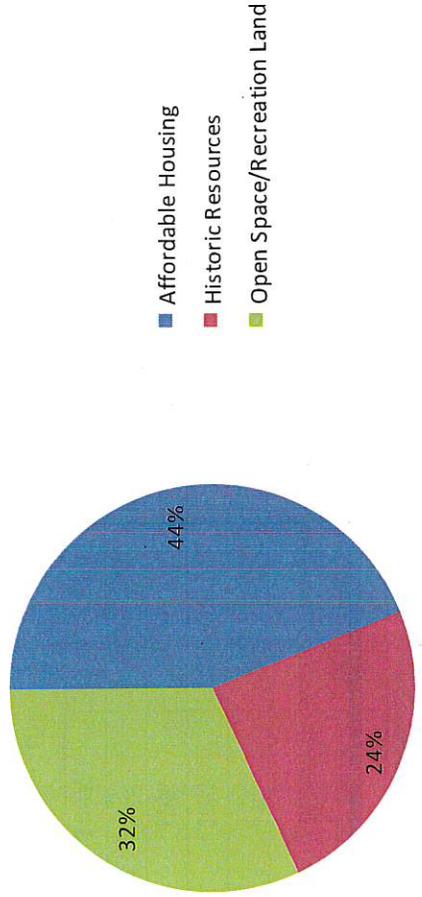
FY19 Program Highlights to Date

- Launched feasibility study program, which allows community members to propose projects that could be good candidates for CPA funding but need more study. Funded the first study to explore the feasibility of creating a new dog park in West Somerville
- Shifted the application cycle so that funding recommendations for the year would be made in December, allowing for project implementers to go out to bid at a more favorable time and bring in new CPC members at the beginning of the process, instead of the end.
- Cut the ribbons on the new Winter Hill Schoolyard and the Hoyt Sullivan Playground!

Allocation of CPA Funds by Category with bonding



Allocation of CPA Funds by Category without bonding



CPA Project Indicators Summary

	Ward	Done < 3 yrs	Blended	Achieved measures	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Reuse
City Hall Renovation	3	N					X											
Milk Row Cemetery	2	Y																
City of Somerville Archives	C	Y				X												
Prospect Hill Tower	3	Y		*		X												
Prospect Hill Park	3		X															
Somerville Museum	3	N		X		X												
Mystic Water Works	7	Y	X	X		X								X			25	Y
Temple B'nai Birth	4	Y		X		X												
Community Growing Center	3	Y																
Healey to Mystic Master Plan	4	Y																
School Gardens	1, 2, 4, 5, 6, & 7	Y										X						
LHD Property Owners Fund	C																	
West Branch Library	6			X			X											
Community Path Design	5&6																	
Community Path Repaving	5&6								X				X					
Allen Street Mixed Use	2																	
Hoyt Sullivan Playground	5								X				X					
South Street Farm	2												X					
100 Homes	1, 4, 7																48	Y
163 Glen St.	1													X			8	
PASS Housing Program	UNK															6		
Better Homes Leasing Differential	2, 3															13		
ShortStop Self-Sufficiency	7															9		

CPA Project Indicators Summary continued

	Ward	Done < 3 yrs	Blended	Achieved measures	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Reuse	
Central Library Collections	3					x													
83 Belmont St.	3	Y					x												
Land Acquisition Study	NA																		
Butterfly Garden	3								x										
Healey Schoolyard	4																		
Winter Hill Schoolyard	4								x										
Henry Hansen	5																		
Blessing of the Bay	1&4																		
Grace Baptist	5						x												
5 Palmer	1										.04								
Elizabeth Peabody House Roof	4						x												
Elections Records	NA				x	x													
Brown and West Somerville Schools	6,7																		
Dilboy Auxiliary Fields	7																		
35 Richardson	5	x									.13						1		
Heading Home	UNK																13		
Homelessness Prevention Asst Fund	UNK																18		
Total	All 7 wards	10	3	0	5	3	9	0	0	0	.17	0	6	2	0	59	81	2	

Completed Projects

- Funding condition not met Condition met

Prospect Hill Tower FY15 (\$500,000 awarded; \$427,424.83 spent on stabilization; \$8,000 spent on video tour)

The City of Somerville completed the stabilization of Prospect Hill Tower in December 2015, in time for people to enter the Tower during the First Flag event on January 1, 2016. The official opening celebration was held on September 20, 2016 and included Mayor Curtatone and Ward 3 Alderman McWatters. The stabilization of the Tower made it possible for the Somerville Historic Preservation Commission/Historic Somerville to begin offering docent tours of the Tower, which are now offered twice a month from April to October. Docents have two iPhones they can use to provide real-time video tours of the Tower via Skype video call for those who cannot climb the Tower. The City also developed a virtual tour video (www.somervillema.gov/prospecthilltour). The project has been highlighted in the Boston Globe, Boston Magazine and as a Community Preservation Coalition CPA Success Story. \$64,575.17 in unspent projects funds were returned to the CPA historic resources reserve. The CPA Manager is exploring options to have another municipality hold the preservation restriction on the Tower given the cost of having a preservation organization hold it.

Prospect Hill Tower at Ribbon Cutting



Funding conditions:

- Preservation Restriction
- Public access agreement

Preventative maintenance plan every five years

Milk Row Cemetery FY15 (\$48,360 awarded and spent; additional \$6,315 used from FY16)

The City of Somerville completed the restoration of the tombs in Milk Row Cemetery this summer. The CPC approved the City taking \$6,315 from the FY16 project to complete the tomb restoration. The City discovered that during the last restoration the interior bricks in the tomb were not properly installed. The additional CPA funds and additional funds from the Massachusetts Historic Commission were used to repair this poor quality work. The Massachusetts Historic Commission holds a preservation restriction on the cemetery through the Massachusetts Preservation Project Fund grant the City received. Regular docent tours are held under the public access agreement.



Interior of Milk Row Cemetery tomb, revealing necessary repairs

Funding conditions:

- Preservation Restriction
- Public access agreement

American Tube Works (\$7,500 awarded and returned)

The City of Somerville returned the funds awarded for the proposed national historic register survey American Tube Works. The City recognized that it did not have sufficient staff time to complete the project in a timely manner and will use its own funding for the project.

Completed Projects continued...

City of Somerville Archives FY15 (\$43,000 awarded; \$42,812 spent)

This project hired a contractor to process the City of Somerville Archives' permanent collections and create record guides. The guides are available online at: <https://www.somervillema.gov/departments/city-clerk/archives>

School Garden Classrooms FY15 (\$45,373 awarded and spent)

Groundwork Somerville completed work in all eight schoolyard garden classrooms. They celebrated the completion of the project on October 25, 2016 with a wine cutting ceremony in the East Somerville Community School with Mayor Curtatone, school staff, and students. Improvements to the gardens have made them easier for teachers to use and more accessible to students with disabilities. Over 700 school children have participated in garden classes in the improved gardens.

Funding conditions:



Report expenditures by school



School garden ribbon cutting at East Somerville Community School

Mystic Water Works Historic FY15 (\$750,000 spent; \$243,000- historic; \$507,000- housing)

The Somerville Housing Authority (SHA) created 25 affordable units for Somerville's elderly population, non-elderly disabled population, and formerly homeless households at the historic Massachusetts Water Resources Authority Pump Station. SHA raised an additional \$12.4 million to complete this project. Residents moved into the building December 2017. The The preservation restriction that includes the public access agreement has been drafted and is under review by SHA. The project received a preservation award from the City of Somerville.

Funding conditions:

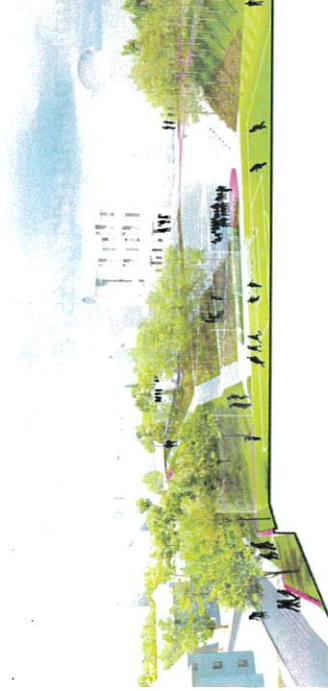
- Preservation Restriction
- Public access agreement
- HPC review and comment session

Community Growing Center FY15 (\$52,090 awarded and spent)

The Friends of the Community Growing Center completed the design for the Growing Center. However, their consultant did not have the capacity to turn the design documents into construction documents suitable for the low-bid construction procurement process that is required because the Growing Center is on City land. They received FY16 CPA funds to develop the necessary construction documents to put the project out to bid. The schematic design is posted online at: <http://www.thegrowingcenter.org/redesign>.

Healey School to Mystic FY15 (\$45,000 awarded and spent)

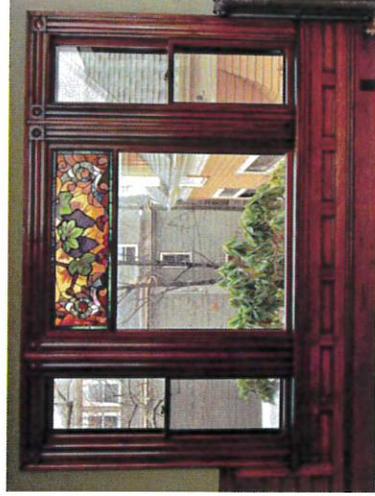
The Friends of the Healey and GroundView developed two different visions for the Healey-Mystic community— one incremental and one transformative. The images are posted on the project website at: <http://www.healeymystic.org/>. The transformative vision would result in a new U10 soccer field, but would require significant ground engineering to cut into the bluff separating the Healey School from the Mystic Housing Community. The City has completed the geo-technical work necessary to determine the feasibility of the transformative plan and completed a feasibility study for the location of a new field at the school. The City received FY17 CPA funds for design services for the schoolyard and the Mystic River Watershed Association received funds for design services for the Blessing of the Bay Boathouse Park.



Healey+Mystic Transformative Plan

Funding conditions:

- Work with City's Parks and Open Space Office
- Submit final plan
- Hold one public meeting



Completed window at 83 Belmont

83 Belmont Stained Glass Window FY17 (\$4,510 awarded and spent)

The homeowners at 83 Belmont requested CPA funding to recreate their stained glass window that was destroyed in a fire. The home is on the national register of historic places, but is not a local historic district. The homeowners were very excited about the prospect of a preservation restriction on the home. Because of the quality of restoration they have done to the home, both before and after the fire, they won two awards from the Historic Preservation Commission. The homeowners asked to have the carriage house and the interiors of both the main house and the carriage house included in the preservation restriction, going beyond what was required by the CPC. The preservation restriction has been drafted and is under review by the homeowners.

Funding conditions:

- Comply with Secretary of the Interior standards
- Preservation restriction

Temple B'nai Brith FY15 (\$450,945 awarded and spent)

Temple B'nai Brith has installed the elevator and fire safety system in their 1922 Byzantine Revival building. The ribbon cutting was held December 17, 2017. The preservation restriction has been drafted and is under review by Temple B'nai Brith.

Funding conditions:

- Preservation Restriction HPC review and comment session
- Public access agreement

Blessing of the Bay Boathouse Park FY17 (\$41,863 awarded and spent)

Mystic River Watershed Association completed the 25% design phase during this phase. MyRWA received additional CPA funding in FY18 to complete the design of the park.

Funding conditions:

- Collaborate with City of Somerville
- Hold one public meeting

Elizabeth Peabody House Roof Replacement FY18

(73,000 awarded and \$70,373.82 spent)

The Elizabeth Peabody House Association replaced the roof on their historic building. The preservation restriction is under review by the owners.

Funding conditions:

- Preservation Restriction Secretary of the Interior standards
- Permanent dedication sign

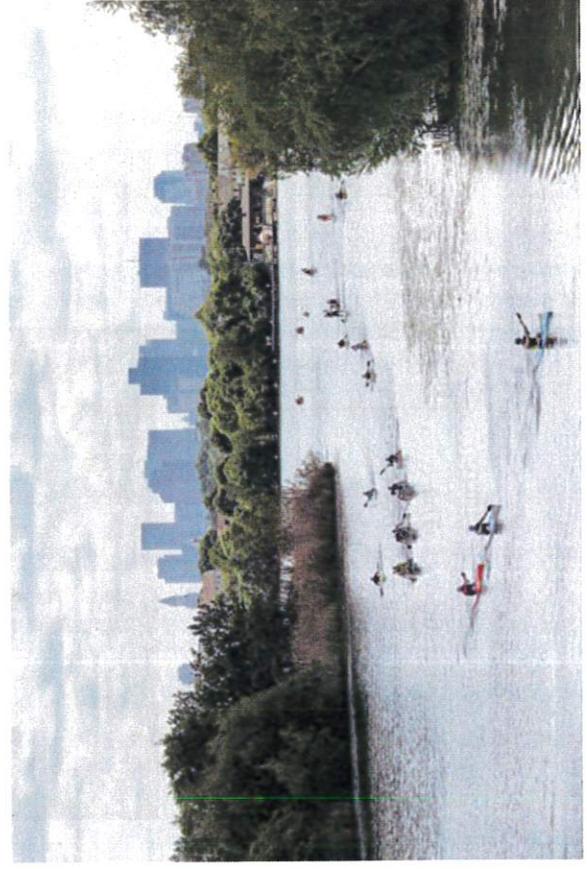
5 Palmer Acquisition FY18 (\$500,000 awarded and spent)

The City of Somerville purchased the 0.04 acre parcel at 5 Palmer that will add to either Glen Park or the Capuano Schoolyard. The conservation restriction will be held by Groundwork Somerville and is currently going through the state review process. The City offered the house currently located on the plot as part of the RFP for developing the City owned 0 Tufts site, adjacent to the 163 Glen St. affordable housing development. If the successful proposer does not want to relocate the home, it will be demolished.

Funding conditions:

- Conservation restriction
- Use of house

Canoeing on Mystic River



Ongoing Projects– City of Somerville

FY15

City Hall Renovation FY15 (\$200,000 awarded; \$0 spent)

Before this project can begin, the City of Somerville must first hire an Owner's Project Manager (OPM). This expense was not included in the CPA request and must be approved by the Board of Aldermen. The Board has postponed approving funds for the OPM until there is greater clarity on the range of improvement projects planned for Central Hill, including the new high school. The City plans to request these funds again in winter 2018 once the City's building master plan is finalized.

Prospect Hill Park Design Services FY15 (\$85,000 awarded; \$65,000 spent)

The first step of this project was an archeological survey of Prospect Hill Park. The results found low sensitivity for Native American or Revolutionary or Civil War artifacts and moderate sensitivity for finding the foundation for the two houses that were located on the park before it was purchased for open space. The City has completed the design and will start construction, which was partially funded by CPA in FY18, in fall 2018.

Funding condition:

HPC review and comment session

FY16

West Branch Library Rehabilitation FY16 (\$2,500,000 awarded; \$0 spent)

The City of Somerville has finalized the design for the new West Branch Library, including a small addition. The Board of Aldermen approved the remaining funds necessary for the project. The City anticipates work will begin winter 2018.

Funding conditions:

Secure all approvals

Secure funding

Present final plans to CPC

LHD Property Owner Preservation Fund FY16 (\$150,000 awarded; \$0 spent)

The City of Somerville Planning and Zoning Department is discussing how this fund for local historic district (LHD) property owners will be structured and is developing supporting materials. The Historic Preservation Commission has formed a subcommittee to begin work on the terms of the grant program.

Funding condition:

- Terms approved by HPC and CPC

Ongoing Projects– City of Somerville, FY16 continued.

Milk Row Cemetery FY16 (\$26,808 awarded in FY16; \$6,315 spent for FY15 project, \$6,300 added in FY17 funds)

The work to restore the tombs has begun and hoped to be completed this fall.

Community Path Repaving (\$140,000 awarded; \$90,000 spent)

The Grove to Cedar section was repaved this spring. The Buena Vista to the Cambridge line section will be repaved following the completion of drainage work underway. The final repaving of this western section of the Path will be completed in spring 2019.

Community Path Design Services (\$75,000 awarded in FY16, \$15,000 added in FY18; \$0 spent)

The City is finalizing the contract to bring the consultant on board for this project in partnership with the Friends of the Community Path, which is the co-applicant on this project. An additional \$15,000 was awarded to this project in FY18 to expand the scope to address invasive species and the tree canopy.

Allen Street Mixed Use Renovation (\$20,000 awarded; \$11,073 spent)

The design for this park is in the final stages. The scope was expanded to include changes to the community gardens in addition to creating a playground in the front portion of the space.

Funding condition: Community engagement process

Hoyt Sullivan Playground Renovation (\$400,000 awarded; \$380,330 spent)

Hoyt Sullivan has been completed and is now open for use. Contractors are now completing punch list items.

Funding condition: Preserve beech tree

Funding condition:

Public access agreement

Hoyt Sullivan Ribbon Cutting

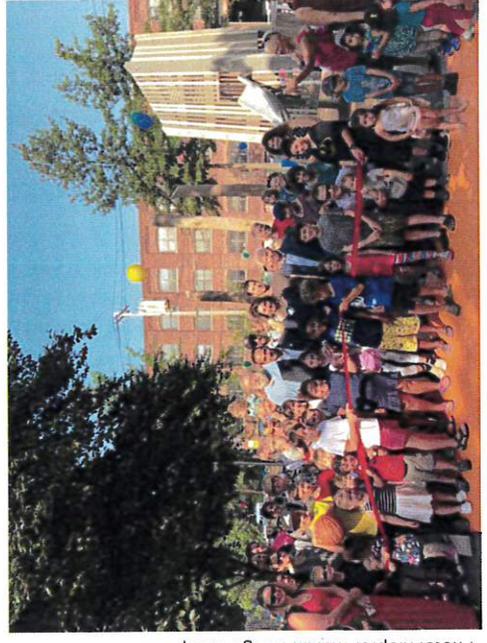


Photo: Klopfer Martin Design Group

Ongoing Projects– City of Somerville, FY17

Central Library Mold Remediation (\$21,279 awarded; \$0 spent)

The City received a proposed scope of work from a vendor for the project and is currently considering contracting options.

Land Acquisition Study Fund (\$40,000 awarded; \$2,500 spent)

To date funds were used to pay for an appraisal of a potential acquisition site.

Winter Hill Schoolyard (\$500,000 awarded; \$398,927 spent)

Construction of the Winter Hill Schoolyard is complete. The ribbon cutting ceremony was held September 10, 2018.

Healey Schoolyard Design (\$80,000 awarded; \$0 spent)

The City has completed the necessary geotechnical studies and a feasibility study for placement of a new field at the school.

Henry Hansen Park Design (\$49,200 awarded; \$22,905

The final design has been completed and the City is now exploring options for funding the construction of the park.

Community Pollinator Garden at Morse Kelly Park (\$13,000 awarded; \$450 spent)

Green and Open Somerville and the City have installed the plantings and the ADA accessible path. The park will be open for use once the plants are established

Funding conditions:	<input checked="" type="checkbox"/>	Involve the Conservation Commission
	<input type="checkbox"/>	Include interpretive signage
	<input type="checkbox"/>	Develop a maintenance plan

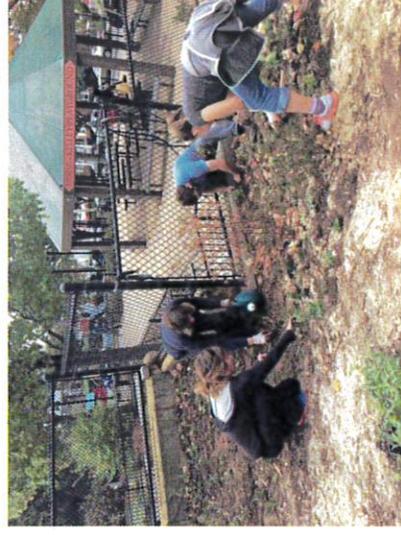


Winter Hill Ribbon Cutting

Funding condition:	<input type="checkbox"/>	Hold at least one public meeting
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Funding condition:	<input checked="" type="checkbox"/>	Hold at least three public meetings and incorporate feedback
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Morse Kelley Volunteer Planting Day



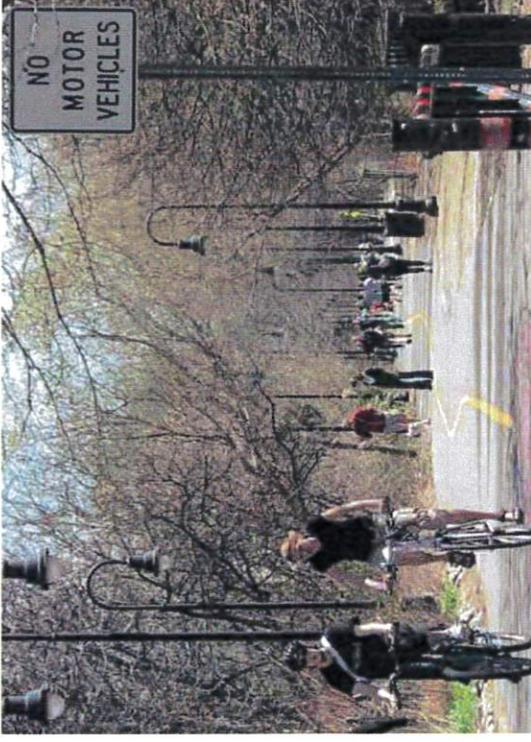
Ongoing Projects– City of Somerville, FY17 cont.

Community Path Survey (\$20,000 awarded; \$0 spent)

Survey will take place following the conclusion of drainage work on the Path west of Davis Square, which will be completed spring 2018. The City has engaged a consultant to catalogue our its parks records and develop a file management system.

Funding condition:

- Develop a repository for City plans and surveys



Community Path

Ongoing Projects– City of Somerville, FY18

Preservation and Access of Election Records (\$85,100 awarded; \$0 spent)

The City of Somerville Archives will preserve and protect our historical elections-related documents, including the digital archiving of our City's election results prior to 1967 and mold remediation for voter ledgers.

Schoolyard Design– Brown and West Somerville Neighborhood Schools (\$140,000 awarded; \$0 spent)

The City of Somerville will hire a firm to provide design services to improve both the Brown and West Somerville Neighborhood Schools.

Funding condition:

- CPA funds will only be used for CPA eligible uses

Dilboy Auxiliary Fields Redesign (\$90,000 awarded; \$0 spent)

The City of Somerville will complete a redesign of the Dilboy Auxiliary fields space that will include drainage, irrigation, and sports lighting to increase the useable hours of the site.

Funding condition:

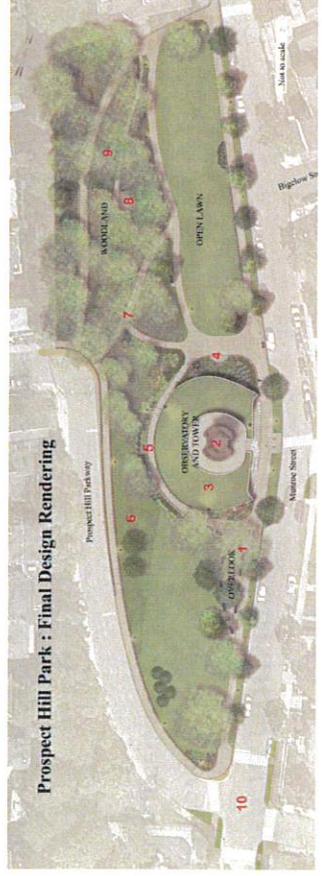
- Sign posted during design

Prospect Hill Park Rehabilitation (\$797,330 awarded; \$1,399 spent)

The City of Somerville will implement the new design for Prospect Hill Park, which was funded by CPA in FY15. This project is blended open space/recreational land and historic preservation.

Funding condition:

- Secretary of the Interior standards for rehabilitation
- Permanent signs



Ongoing Projects— Affordable Housing Trust Fund

The Affordable Housing Trust Fund (AHTF) provides funding for projects on a reimbursement basis. As a result, funds are often not released until after the closing on acquisitions or until the project is underway for support projects.

Ongoing Projects

100 Homes FY15-FY17 (\$3,131,608 awarded; \$2,907,056 disbursed); FY18 (\$6,000,000 awarded; \$0 disbursed)

Somerville Community Corporation (SCC) has acquired 47 units in ten properties with FY15 and FY16 CPA funds as well as over \$7.8 million in other funds. CPA funds are drawn down when the properties secure permanent mortgages (and CPA subsidy) to take out Massachusetts Housing Investment Corporation acquisition funding.

Prevention and Stabilization Services (PASS) Housing Program:

FY15 (\$89,250 awarded; \$0 disbursed)

FY17 (\$93,728 awarded; \$0 disbursed)

FY18 (\$199,952 awarded; \$0 disbursed)

The Somerville Homeless Coalition is providing time-limited rental assistance for up to two years for up to six households at a time. The AHTF is in the process of signing the grant agreement.

Leasing Differential Program— Better Homes:

FY15 (\$35,820 awarded and disbursed)

FY16 (\$56,868 awarded; \$53,155 disbursed)

FY17 (\$57,825 awarded; \$0 disbursed)

FY18 (\$62,532 awarded; \$0 disbursed)

The Somerville Homeless Coalition provides rental assistance to 17 disabled and formerly homeless Somerville households. The program also received \$267,588 in US Housing and Urban Development (HUD) McKinney Permanent Supportive Housing funds.

ShortStop Self-Sufficiency Program:

FY16 (\$26,107 awarded and disbursed)

FY17 (\$25,000 awarded and disbursed)

The Wayside Youth and Family Support Network provides transitional housing for homeless young adults. CPA funds support a portion of the cost of rent house nine individuals between 18 and 24 for up to one year. Funding covers the gap in rent between what HUD can fund (up to fair market rent) and what the actual cost of the monthly rent is for the units.

Ongoing Projects– Affordable Housing Trust Fund

FY15

Redevelopment of 163 Glen St. (\$915,000 awarded; \$819,862 disbursed)

Somerville Community Corporation is redeveloping the site into eight affordable homeownership units and three market rate homeownership units. In addition to CPA funding, SCC has raised \$5.3 million in support of this project. The groundbreaking for the project was the first stop on the CPA 5th Anniversary Walking Tour on September 9, 2017 (see photo below).

FY18

31-35 Richardson (housing: \$171,000 awarded; \$0 disbursed; open space: \$210,000 awarded, \$0 disbursed)

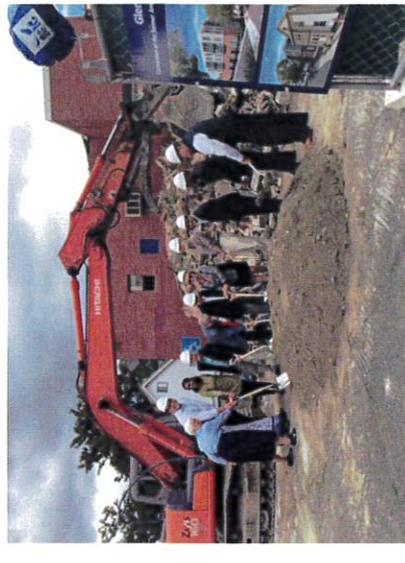
Somerville Community Corporation is in the process of purchasing the 31-35 Richardson parcel from a developer. The parcel has one home that is potentially historically significant. SCC plans to build another two family home on the parcel, one will be sold at market rate and the other will be sold as an affordable unit. The 35 Richardson parcel will be transferred to the City of Somerville for conversion into a city park. The parcel is an estimated 0.13 acres. The documents to create the grant agreement for the open space funding have been shared with SCC. The CPA Manager is waiting their submission in order to establish the grant agreement.

Better Homes 3: Permanent Supportive Housing (\$45,000 awarded; \$0 disbursed)

Heading Home will provide rental assistance to 13 chronically homeless and disabled residents with incomes below 30% AMI. Assistance pays for the gap between HUD payment for monthly rent and actual rent. Residents may have disabilities, a criminal record, or behavioral health instability.

Homelessness Prevention Assistance Fund (\$50,000 awarded; \$0 disbursed)

Community Action Agency of Somerville will provide up to \$4,000 in assistance in the form of grants and loans to households facing homelessness, including first and last month's rent and security deposits. They estimate this program will serve 11-25 households, with most households with incomes at or below 50% AMI.



Ongoing Projects– Community

Phase completed

Phase in progress

South Street Farm FY16 (\$60,160)

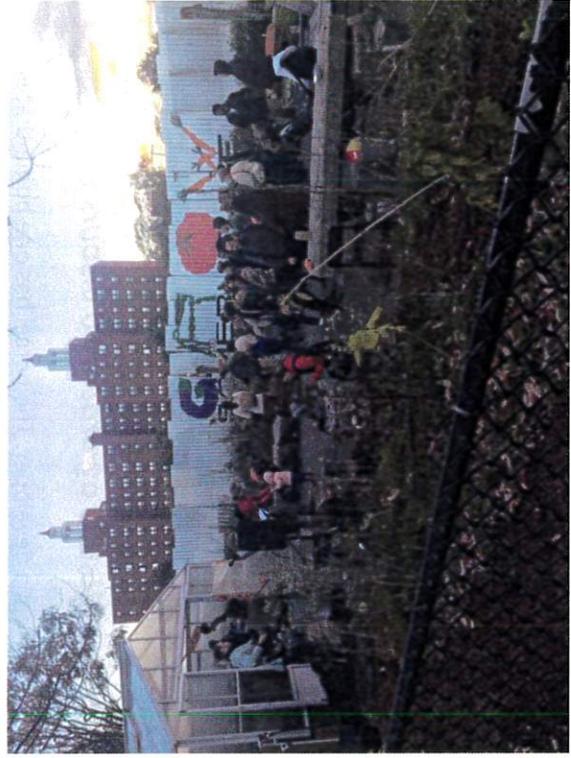
Grant signed 5/9/16	Funding conditions: <ul style="list-style-type: none"> Public access agreement
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1st disbursement \$42,112 (70%)	Deliverables: <ul style="list-style-type: none"> Hoophouse Bicycle parking Rainwater catchment system Visitor kiosk Signage
	1st Report: 6/14/16

2nd disbursement \$12,032 (20%)	Deliverables: <ul style="list-style-type: none"> Shade structure Stormwater management Wash station Soil improvement
	2nd Report: 6/12/18

Close out
\$6,016 (10%)

Cider Days 2018 at South Street Farm



Groundwork is making progress in improving the South Street Farm. Their work attracted the WGBH Design Squad children's engineering program to collaborate on designing a bike cart for use at the mobile markets. The video can be found at: <https://youtu.be/jmAh4hDiXdQ>. They celebrated Cider Days at the farm in October 2018.

Somerville Museum Capital Improvements FY15 (\$168,191)

Grant signed
12/15/15

Funding conditions:

- Preservation Restriction
- Public access agreement

1st disbursement
\$69,152 (41%)

Deliverables:

- High water alarm
- Environmental monitors
- Back up sump-pump
- Insulate attic
- Begin storm window project
- Begin elevator design

1st Report:
1/5/16

2nd disbursement
\$66,011 (39%)

Deliverables:

- Complete storm window project
- Complete elevator design
- Interior shades

2nd Report:
9/28/16

Phase 1 close out
\$15,018 (9%)

3rd Report:
6/14/17

Phase 2
\$16,209 (9%)

Deliverables:

- Basement interior perimeter drain
- Attic exhaust fan
- Water alarm

Phase 2 close out
\$1,801 (1%)

The Somerville Museum has made steady progress on their FY15 project and has been able to reduce costs across the non-elevator aspects of the project. However, there were substantial delays in finalizing the elevator design. The lift original proposed in the application was rejected by the Massachusetts Architectural Access Board (MAAB). The design process for the full elevator was lengthy as the Museum developed multiple designs based on feedback from the state and City historic commissions, MAAB, and abutters. The Museum received the final necessary approval from the Zoning Board of Appeals in August 2016. This permit was appealed by abutters in Land Court, who then appealed the Land Court ruling in favor of the Museum. The Museum anticipates the appeal will be resolved in 2019.

The Museum has requested a grant agreement extension of three years in order to pair the remaining work under this grant with the climate improvements planned should their FY19 CPA request be funded (basement drain) and the elevator project (attic exhaust fan).

Somerville Museum Capital Improvements FY16 (\$423,480)

Grant signed
1/11/17

Funding conditions:

- Necessary approvals

1st disbursement	Phase 1 close out	Phase 2	Phase 2 close out
\$86,316 (20.4%)	\$9,591 (2.3%)	\$294,816 (69.6%)	\$32,757 (7.7%)

Deliverables:

- Upgrade door hardware
- Install handrail on Central St. stairway
- Install security equipment
- Purchase supplies for inventory
- Phase 6 preliminary design

151830106
7/23/17

The Museum is moving forward with the non-elevator aspects of the projects while they await decision on the elevator (see FY15 for more details).

Grace Baptist Church FY17 (\$553,378)

Grant signed
5/24/17

- Funding conditions:**
- Necessary approvals
 - Perpetual restriction
 - Maintenance plan

1st disbursement
\$75,000 (14%)

- Deliverables:**
- Site survey
 - MPPF grant
 - Schematic design alternatives for handicapped access ramp
 - Prepare contract documents for roof and masonry work

1st Report:
6/1/17

2nd disbursement
\$200,000 (36%)

- Deliverables:**
- Bidding
 - Construction and project administration
 - Structural repairs: roof and masonry

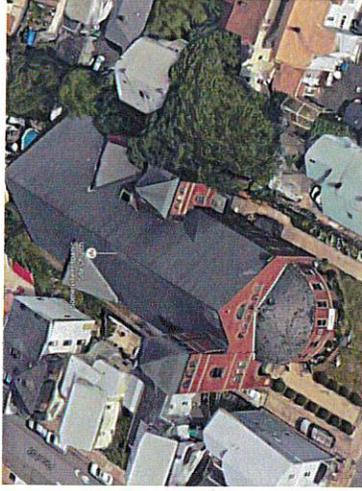
2nd Report:
10/5/17

Phase 3
\$223,000 (30%)

- Deliverables:**
- Completion of structural repairs:
 1. slate roof and copper gutter
 2. window frames and sills

2nd Report:
10/5/17

Close out
\$55,338 (10%)



Aerial image of Grace Baptist Church

The Somerville Hispanic Association for Community Development is working in collaboration with their architect, Spencer, Sullivan, and Vogt, to make necessary roof and masonry repairs. This grant was intended to make repairs to roof for the whole building. However, when work began on the apse, the contractor discovered the roof was at risk of collapse as well as structural issues with the windows and the front wall of the building. As a result, upon the CPC's recommendation, the Board of Aldermen approved repurposing the grant funds to address the structural issues in the apse.

Community Growing Center FY17 (\$33,176)

<p>Grant signed 5/24/17</p>	<p>1st disbursement \$22,500 (67%)</p>	<p>Phase 2 Close out \$7,359 (23%) \$3,317 (10%)</p>
<p>Funding conditions:</p> <ul style="list-style-type: none"> Comply with license 	<p>Deliverables:</p> <ul style="list-style-type: none"> Hire landscape architect 75% completion of construction documents and bid specs 50% completion of stakeholder meetings 	<p>Deliverables:</p> <ul style="list-style-type: none"> 100% completed project specifications and design documents Completed bid documents Project coordination
<p>1st Report: 10/5/17</p>		<p>2nd Report: 5/15/18</p>



Growing Center Design Charette

The Friends of the Community Growing Center are continuing their collaboration with Terra Cura and hired a landscape architecture firm to complete the construction documents and bid specifications necessary for a public construction procurement process. The CPA enabling legislation requires all projects on public land to comply with public procurement laws and the Growing Center is located on City of Somerville land. This process was completed and the Growing Center received a low bid that was in their budget. The site is now under construction (see next page for grant details).

Community Growing Center FY18 (\$350,000)

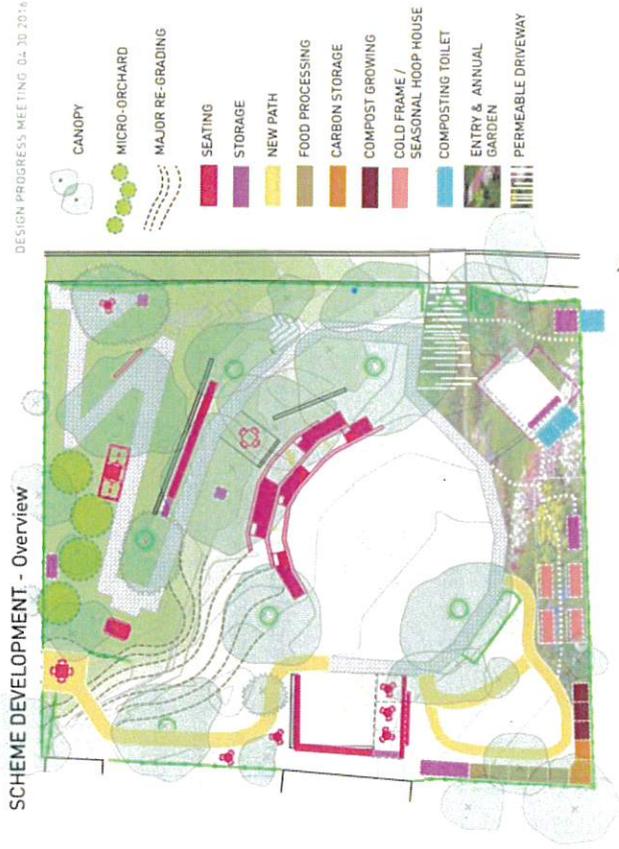
Grant signed 6/5/18	1st disbursement \$315,000 (90%)	Close out \$35,000 (10%)
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- Funding conditions:**
- Public access
 - Permanent sign
 - Work collaboratively with City of Somerville

- Deliverables:**
- Construction bid
 - Construction preparation
 - 95% construction completed by mid-December
 - Construction completed by May 2019.

1st Report:
6/8/18

Design for Revitalized Growing Center



See FY17 page for project details.

Blessing of the Bay Boathouse Park FY18 (15,339)

Grant signed
5/18/18

1st disbursement	Phase 2	Close out
\$69,903 (45%)	\$69,902 (45%)	\$15,534 (10%)

Funding conditions:

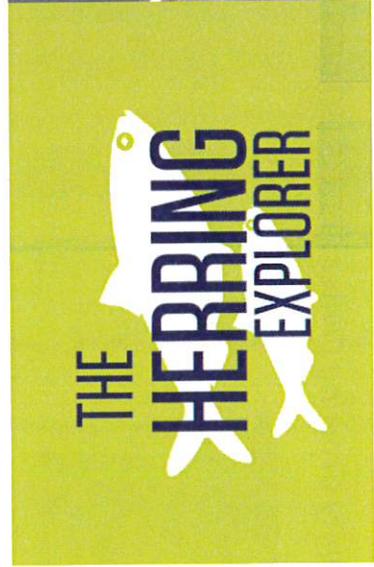
- Collaborate with City of Somerville

Deliverables:

- Phase 2 kick off meeting
- Draft and execute next phase of work with consultants
- Complete 50% design documents

1st Report:
6/7/2018

Mystic River Watershed Association completed the 25% schematic design for the park under the CPA funded phase 1 of the project and is now working toward 50% design documents. The Department of Conservation and Recreation recently expressed interest in being more actively involved in the project and will be working closely with MyRWA going forward. MyRWA is seeking grant funding for the construction of the park.



25% Design for Blessing of the Bay Boathouse Park

