

Community Preservation Committee Meeting Minutes

January 31, 2018

Senior Center

Members Present: Donna Farrell, Sanda Barry, Jassy Bratko, Vin Ritchie, Susan Fox, Barbara Carpenter, Danielle Arakelian

Others present: Carol Whitney, George Buck II, Denise Porell, Erin Roberts, Judi McArthur, Josephine Amato, Jayne Arata

Called to order at 7:07 p.m.

Review potential projects requesting CPC funding

Evangelical Congregational Church (dba Dayspring Church) project discussion (Application March 14, 2017) Represented by George Buck II, Denise Porell and Erin Roberts

- Resubmission of application from March 2017 requesting \$100,000 from historical preservation to replace & repair exterior structure of the building. Work would be done in a manner to preserve the historic value of the building. Their current bids have the work coming in around \$68,200. The additional amounts were requested as a buffer against unknown damage that could be discovered when work commences.
- Discussion ensued on title and ownership of the property. Clarification needed from town legal department on ownership issues and deed restrictions.
- CPC questioned if the church had the ability to raise funding separate from CPA monies to do repairs, etc. A concern raised is the CPC finances will likely not be sufficient to cover all the costs for multiple projects. The church representatives were uncertain what they could raise themselves if CPC was unable to fund 100-percent of their requested amount.

Hubbardston Public Library project discussion (Application Jan 16, 2018) Represented by Josephine Amato, Jayne Arata and Judi McArthur

- The library requesting \$233,000 from historical preservation to repair and replace the building's roof.
- The trustees would use approximately \$10,000 in library funds for design work needed for the project.
- The library would also pursue a grant from the Mass Historical Society that would match up to half of the cost with a cap of \$100,000. Leaving at a minimum of \$133,000 in additional monies needed. The grant is not guaranteed and cannot be applied for UNTIL the library has a funding commitment.
- Vin Ritchie asked if the library had ever reached out to Clark University about funding any work. Jayne has in the past and received no indication that Clark University is interested in pursuing

any partnership outside of some collaboration on Jonas Clark historic information in the library's possession.

- Vin Ritchie asked if the library had asked the selectboard for funding to repair the town-owned building. Much discussion on the fact that the building is not only the town's library but also houses town offices and historical collections that belong to the historical commission. Slade building roof has been recently repaired at a cost to the town. Questions were asked on why the same responsibility isn't applied to this town-owned building. There was also conversation on the possibility of the selectboard funding part of the work possibly from free cash or some other source and CPA money being used to supplement that. If the library was successful in obtaining the grant, money would be reimbursed to the town.

First Parish Unitarian Church Project (Application from July 11, 2017) Represented by Carol Whitney

- First Parish is requesting \$76,620 from historic preservation to repair and replace the roof.
- Since the last CPA funded project (steeple,) First Parish has self-funded underpinning work to stabilize stairs, kitchen floor and beam replacements, strengthening of a portion of the second floor, removed and upgraded oil tanks and made need bathroom repairs.
- They are applying for a grant from Mass Historic as well. They believe it is a matching grant.
- Discussion ensued on the terms of the grant as they seemed different than those that library spoke about. First Parish believed they could put in for reimbursement as the job progressed. The library's position is the work would need to be completed and at that point the grant money would be reimbursed.
- The state of the roof is pretty poor. Previous work had been done incorrectly leaving out crucial details such as plywood under the shingles leaving gaps and resulting leaks. The church did get a judgement from a court against the previous contractor (Roger's Roofing.) That work was done many years ago. Roger's Roofing has not been found since but if they ever are, there is a judgement against them.
- After discussion on ways to avoid a similar outcome from this roof repair, the church allowed that they would have a "clerk of the works" that would follow this project through and verify work is done correctly and up to specifications.

CPC members discussed the three projects. All appear to meet the criteria for historic preservation funding however, the CPA money and allowable borrowing could in no way fund the total amounts requested (\$400,000.) The idea was raised to partially fund each of the projects. Discussion on the ability of any of the project stakeholders to self-fund the remainder through grants, fundraising, etc. was had. The feeling was that if they couldn't secure additional financing then a partial amount from CPA would be of no benefit. The committee also needed further clarification on exactly what types of grants two of the three groups are pursuing. Are they matching or reimbursable? Danielle will email the parties and request more information including the Grant applications. One avenue discussed was making CPA funding contingent on receipt of any grants. The other, as it applies to the Library only, was waiting to see if the Library trustees were able to request partial funding from the town for and use CPA as a match with the possibility that if they did secure the grant the town would be reimbursed.

UPDATE on Affordable Housing Project from Vin Ritchie

- Vin had recently met with a title attorney in Worcester and received a quote of \$350 for a title search. There is a possibility that any previous mortgage on this property was discharge however that is not definite. The owner of the property on Brigham Rd. is willing to donate the property to the town in lieu of taxes. If the title were to be found clear the Affordable Housing Commission would go to town meeting to ask for permission to take possession. The property would then be donated to a group like Habitat for Humanity (or another, similar group) that would build a home to be sold/given to an affordable housing eligible applicant that the group would choose. Vin also let CPC committee members know that the Affordable Housing Committee is looking for members and to consider joining or letting others now about the volunteer opportunity.

Motion made by Jassy and seconded by Sanda to authorize payment of Community Preservation Coalition dues. Vote: All in favor

Motion made by Danielle and seconded by Donna to appoint Sanda as treasurer for CPC. Vote: all in favor

Motion made by Danielle and seconded by Susan to appoint Jassy as clerk for 12 months. Vote: all in favor

CPC committee next meeting date will be Feb. 21 at 7 p.m.

Motion made by Danielle to adjourn, seconded by Jassy. Meeting adjourned 9 p.m.

(Minutes Approved at 2/21/08 CPC meeting)