



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



MINUTES DECEMBER 17, 2019

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

Members Present Chair Michael Fager, Vice Chair Uma Murugan, Dick Bauer, Luisa Oliveira, Laura Beretsky, Tatiana Shannon, Jane Carbone

Members Absent Eleanor Rances, Amelia Aboff

Staff Present Kristen Stelljes

Others Present Cristina Kennedy

MEMBERS

Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Jane Carbone
Amelia Aboff
Laura Beretsky
Luisa Oliveira
Eleanor Rances
Tatiana Shannon

STAFF

Judith Tumusiime

The chair opened the meeting at approximately 6:35p.m.

Agenda item 1: Public comment period (10 minutes)

No members of the public were present.

Agenda item 2: Approved FY20 budget adjustments

Ms. Tumusiime presented the approved FY20 budget adjustments. She informed the committee that the City Council approved a number of requests which included;

1. Transfer of CPA funds totaling \$468,808 from the CPA Undesignated Fund Balance to designated CPA reserves.
2. Transfer of CPA funds totaling \$10,781 from the CPA Fund Budgeted Reserve to designated CPA reserves.
3. Appropriation of \$12,683 from excess FY20 Community Preservation Act Fund revenue to the Community Preservation Act Fund Budgeted Reserve.
4. Appropriation of \$300,000 from the CPA FY20 Fund for the construction of Central Hill Campus Phase I.
5. Appropriation of \$205,436 from the CPA FY20 Fund to the Somerville Museum for construction of an elevator.
6. Appropriation of \$200,000 from the CPA FY20 Fund for the Open Space Acquisition and Improvements Stabilization Fund.

7. Appropriation of \$38,000 from the CPA Fund Historic Resources Reserve Account to the Elizabeth Peabody House Association for an addressable fire alarm system.

Ms. Stelljes asked if the committee had voted on specific dollar amounts and Mr. Fager responded that the committee had approved the full specific dollar amounts for three requests (Open Space Acquisition Fund, Central Hill Campus Phase I, and Elizabeth Peabody House Association) and underfunded the Somerville Museum with the rest of the available funds. Mr. Bauer added that there was a lengthy discussion on the limited funds available for the FY20 projects and that the committee voted on specific amounts with an understanding that if more money became available it would go to fully fund the Somerville Museum request. Ms. Tumusiime informed the committee that the approved Somerville Museum funding had reduced by about \$4,000 dollars after the budget adjustment. Ms. Stelljes advised the committee to always vote on specific dollar amounts and reminded the committee that they still have to vote on the Clarendon Hill when the bond is accepted. Upon a motion by Ms. Carbone, seconded by Ms. Shannon, the Committee voted 7-0 to amend the FY20 Somerville Museum fund for the construction of an elevator to \$205,436.

Agenda item 3: Approved revised budget for FY20 projects and Funding Recommendations

Ms. Tumusiime informed the committee that she had not presented the FY20 funding recommendations at the previous meeting and requested the committee to ratify the FY20 funding recommendations which had been approved by the council. She informed the committee that the funding recommendations for the Somerville Museum and Elizabeth Peabody were similar to those of the FY20 emergency fund project and FY19 project respectively.

City of Somerville Open Space Acquisition and Improvements Stabilization Fund

Funding Conditions;

- The City, as appropriate, agrees to post a sign stating that the open space acquired or created with these funds was funded through the City of Somerville's Community Preservation Act program.
- A perpetual conservation restriction will be recorded on the property per the requirement of the CPA enabling legislation.

Ms. Tumusiime asked whether the Public Space and Urban Forestry Division would identify land to purchase. Mr. Fager and Ms. Oliveira agreed that the division would be responsible for identifying the land to purchase. Mr. Fager asked whether the division would seek approval from the committee to purchase the land and Ms. Oliveira responded that there was no need for the committee to approve the purchase of land. Mr. Fager further asked whether a committee member who identifies suitable land could inform the committee and Ms. Oliveira agreed that in that case the committee could be informed. Ms. Murugan requested that annual reports be submitted to the committee. Upon a motion by Ms. Murugan, seconded by Mr. Bauer, the Committee voted 7-0 to approve the funding conditions.

Central Hill Campus Phase I

Funding Conditions;

- Upon commencement of the Project and as appropriate, the City of Somerville agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.

Mr. Fager asked about in perpetuity of the park and Ms. Oliveira responded that the project had applied for a PARC grant which requires an in perpetuity restriction. Mr. Bauer asked how the committee had dealt with other city open spaces and Ms. Stelljes responded that conservation restrictions are required for private public land and all public spaces. Mr. Fager asked about the other city parks and Ms. Oliveira responded that most city parks have in perpetuity restrictions. Ms. Murugan asked if there was a chance in future to include in perpetuity restrictions for projects that don't apply for PARC grants. Ms. Oliveira responded that it was possible but added that school yard projects such as the Winter Hill project don't have in perpetuity restrictions because they were attached to schools which might be affected by changes in the school populations. Mr. Fager requested that the park's in perpetuity restriction be shared with the committee. Ms. Oliveira agreed and said that once the in perpetuity agreement has been recorded in the registry of deeds she would share a copy with the committee. Upon a motion by Ms. Murugan, seconded by Ms. Beretsky, the Committee voted 7-0 to approve the funding conditions.

Elizabeth Peabody House, Addressable Fire Alarm System

Funding conditions;

- Execution and recording of the historic preservation restriction required under the FY18 CPA grant.
- The Elizabeth Peabody House Association will post a permanent sign noting CPA funding for the restoration of their building.

Ms. Murugan told the committee that the Elizabeth Peabody House already had a sign. Upon a motion by Ms. Beretsky, seconded by Ms. Murugan, the Committee voted 7-0 to approve the funding conditions.

Somerville Museum, Access for All (Part 2)

Funding Conditions;

- Execution, and recording, of an historic preservation restriction, which includes a public access agreement, that was required by the FY15 CPA grant.
- Upon commencement of the Project and as appropriate, the Somerville Museum agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
- CPA funds will only go towards costs directly related to the construction of the elevator.

Mr. Fager told the committee that the Somerville Museum had a CPA sign at the front and proposed to place a second sign next to the elevator showing that part of the funds for the elevator was supported by CPA funds. Ms. Tumusiime agreed to follow up with the Somerville Museum on the possibility of

placing a second sign next to the elevator. Upon a motion by Ms. Carbone, seconded by Ms. Beretsky, the Committee voted 7-0 to approve the funding conditions.

Agenda item 4: Project updates

Growing Center

Ms. Tumusiime shared with the committee the 2019 report for the Growing Center. She informed the committee that the center had improved its tracking system for the volunteer hours to maintain the site. She said that the program goal for the center was 500 Volunteer hours and that the center had achieved 495 volunteer hours. She told the committee that overall there was improvement in the operation of the center and that the center's license agreement was under review.

FY19 November Semi-Annual Report

Ms. Tumusiime gave an update on the CPA fund utilization for open space and historic resources projects in the revised November semi-annual report summarized in the tables below.

Open Space/Recreation			
<i>Project</i>	<i>Awarded</i>	<i>Spent</i>	<i>Percent</i>
Community Path Repaving FY16	\$140,000	\$140,000	100%
Allen St. Mixed Use Renovation FY16	\$20,000	\$20,000	100%
Hoyt Sullivan Playground Renovation FY16	\$400,000	\$400,000	100%
Community Pollinator Garden FY17	\$13,000	\$6,472	50%
Healey School Yard design FY17	\$80,000	\$40,200	50%
Community Growing Center FY17	\$33,176	\$31,951	96%
Prospect Hill Park Construction FY18	\$797,330	\$792,867	99%

Historic Resources			
<i>Project</i>	<i>Awarded</i>	<i>Spent</i>	<i>Percent</i>
Prospect Hill Tower Renovation FY15	\$500,000	\$435,425	87%
Somerville Museum FY15	\$168,191	\$166,481	99%
Milk Row Cemetery FY16 & FY17	\$33,108	\$31,367	95%
Central Library Mold FY17	\$21,279	\$8,615	40%
Elections Records FY18	\$85,100	\$34,486	41%
Somerville Museum FY19	\$100,000	\$21,600	22%
Elizabeth Peabody FY19	\$28,000	\$25,416	91%

Ms. Tumusiime informed the committee that the open space and historic resource projects had expended 77% and 45% of the awarded funds respectively. She added that the total expended CPA fund including the affordable housing projects was 69%.

Agenda item 5: Review of minutes from the November meeting

Mr. Bauer highlighted two issues that were missing in the minutes; the approved Somerville Museum funding (\$209,935) and the mention of the motion moved by Mr. Bauer and seconded by Ms. Shannon to fully fund the Somerville Museum even though it was not passed. Mr. Fager made corrections on page four on the members who moved motions to approve the funding requests. Ms. Luisa made corrections on the Healey Park (page two) and the community's request to open sidewalks of the Prospect Hill Park (page three). Upon a motion by Mr. Bauer, seconded by Ms. Shannon, the Committee approved the minutes as amended from the November 19 meeting by a vote of 7-0.

Agenda item 6: 2020 officer elections

Mr. Fager asked the committee if anyone wanted to become a chair and Mr. Bauer nominated Ms. Carbone for chair, which was seconded by Ms. Oliveira. Ms. Carbone requested to know the role of the chair and Mr. Fager responded that roles included meetings with staff and the City Attorney to negotiate and discuss the legal agreements of difficult projects like the Tempe B'Nai Brith. He told the committee that the chair does not get involved so much in the discussions with the grantees. He added that the chair also gets emails from Ms. Tumusiime on proposed agendas which s/he could approve or amend. Mr. Fager said that the chair is also informed of the emergency applications and can either make a decision with the vice chair or bring them to the committee. He also said that the chair can sign some

letters if requested by Ms. Tumusiime. He informed the committee the chair position was a one year term renewable once.

Mr. Bauer supplemented that the chair is supported by the vice chair who could share the responsibilities. Ms. Murugan added that on a routine basis the agendas are sent to both the chair and vice chair for review. She said for complex issues such the negotiations with Tempe B'Nai Brith the chair took the lead and the vice chair was there as an observer but could contribute if there was anything to add. Ms. Stelljes added that the Temple issue was the only one in the last six years that the chair had to be brought in that way because of the extensive changes that the Temple had been requesting. Ms. Murugan added that most of the work is done by the staff.

Ms. Oliveira asked if there were extra hours needed to be spent outside the regular meetings and Mr. Fager responded that it was not always the case. Mr. Murugan added that what is done outside the committee is entirely up to the committee like outreach, ribbon cutting and tour of the project sites. Mr. Fager added that sometimes the chair is asked to introduce new members to the appointments committee and to appear during the budget presentation before the city council. Ms. Carbone told the committee that she would accept the position if she had support of the vice chair and the committee members. Upon a motion by Mr. Bauer seconded by Ms. Oliveira, Ms. Carbone was accepted as chair by a vote of 7-0. Ms. Beretsky told the committee that she was interested in serving as vice chair of the committee. Upon a motion by Ms. Carbone seconded by Mr. Bauer, Ms. Beretsky was accepted as vice chair by a vote of 7-0.

Agenda item 7: Recognition of Michael Fager, Uma Murugan and Dick Bauer's service

Ms. Tumusiime informed the committee that she had heard from the Mayor that he appreciated the great work the CPC is doing and in a special way recognized the work of Mr. Fager, Ms. Murugan, and Mr. Bauer. She informed the committee that the Mayor recognized Mr. Fager, Ms. Murugan, and Mr. Bauer as the last founding members to reach their term limits. Ms. Tumusiime shared the achievements that had been realized through the leadership of the three outgoing members. She told the committee that the outgoing members grew the CPA program in Somerville which became a leader in the Commonwealth. She added that under their leadership they were able to lead a campaign that saw the CPA program pass in Somerville with a vote of over 76% which was the second highest passage rate in the CPA history.

Ms. Tumusiime said that under their leadership the CPC had engaged hundreds of residents through the Somerstreet and other events to shape how the CPA funds were allocated within the program. She added that under their leadership the CPC hosted the first ever CPA conference of CPA cities which discussed the unique challenges dense urban committees faced in implementing the CPA program. She told the committee that the outgoing members oversaw the first evaluation of the CPA program. Ms. Tumusiime informed the committee that a result of their leadership the CPA funding was creating 85 affordable housing units, 32 households were receiving rental assistance, two transient development projects were being built, 10 historic buildings and three historic collections were being preserved, 5

historic buildings and one historic collection building were becoming ADA accessible, and 7 parks and open spaces were being improved.

Ms. Tumusiime also recognized Ms. Emily Monea and Ms. Kristen Stelljes (former CPA managers) for the support they gave the CPC and for shaping the CPA program in Somerville. She informed the committee that since FY16 the CPA program had surveyed applicants and implementers about their experience with the CPA and about 94% and 95% (respectively) found the support of the CPA Manager to be very helpful. Ms. Tumusiime requested the members to give a standing ovation to the members in recognition of the great contribution they had made to the CPA program. Mr. Fager appreciated the committee and said that he had enjoyed working with the members and that it was his honor. Mr. Bauer agreed with Mr. Fager and added that the support of the city administration made it possible for them to engage the community and get the CPA program in 2012. He gave the history of the creation of the CPA program in Somerville which was supported by the Mayor and Board of Aldermen.

Agenda item 8: Other business

Mr. Fager introduced Ms. Cristina Kennedy from the Conservation Commission who would replace him starting January. He said that she was the representative of the Conservation Commission on the committee. Members introduced themselves and the bodies they represent. Mr. Fager said that the three outgoing members represent the full turnover of the committee because they had all served two terms (six years).

Mr. Bauer introduced the new Historic Preservation Commission representative Ms. Caitlin Hart who was the clerk of the Historic Preservation Commission. He said she was trained in historic preservation architecture and worked with the Boston Society of Architects. He told the committee that she had been on the Historic Preservation Commission for two years.

Mr. Fager informed the committee that the city had received a request for emergency funding from 82 Munroe St Condo Trust, a 16-unit condo association which was located above Prospect Hill Park. He told the committee that from his perspective it didn't seem like an emergency and that he thought they could submit the request under the regular application. Ms. Murugan asked if it was private and Mr. Fager responded that it was a private property. Mr. Fager asked Ms. Tumusiime to send out the request to the entire committee for discussion at the January meeting.

Mr. Fager informed the committee that the issues of the Temple B'Nai Brith which were discussed at the last month had not been fully resolved. He informed the committee the Temple B'Nai Brith team was supposed to have a meeting with their Board but that he was not sure if that was resolved. He told the committee that he had asked the City Attorney to continue working with the new chair and he encouraged the new chair and the vice chair to get involved in the discussions. Mr. Bauer thanked the chair and vice chair for their active role and informed the committee that he was a member of the Temple and that he hoped the issues could be resolved.

Next meeting: The next CPC will be held at 6:30pm on January 22, 2020.

Meeting Adjournment

Upon motion from Ms. Murugan, seconded by Ms. Beretsky, the Committee voted 7-0 to adjourn at 8:30pm.

Documents and Exhibits

1. Agenda
2. Approved FY20 budget adjustments
3. Approved FY20 Funding Recommendations
4. Draft minutes from the November 19, 2019 meeting
5. 2019 Report for the Growing Center



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



AGENDA

DATE: Tuesday, December 17, 2019
TIME: 6:30pm
PLACE: Visiting Nurse Association, Third Floor Community Room
259 Lowell St.

1. Public comment period (10 minutes)
2. Approved FY20 budget adjustments
3. Approved revised budget for FY20 projects and Funding Recommendations
4. Project updates
5. Review of minutes from the November meeting
6. 2020 officer elections
7. Recognition of Michael Fager, Uma Murugan and Dick Bauer's service
8. Other business
9. Next meeting: Tuesday , January 22, 2020 at 6:30pm (Visiting Nurse Association)

MEMBERS

Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Laura Beretsky
Jane Carbone
Amelia Aboff
Luisa Oliveira
Eleanor Rances
Tatiana Shannon

STAFF

Judith Tumusiime

CPA Fund Applications FY20

Previously Approved

		FY20 Funding Applications				Original Request
Project	Description	Open Space/ Recreation	Historic Preservation	Budgeted Reserve	Total	
		\$467,920	\$361,518	\$335,998	\$1,165,436	
Marka, Powderhouse School Park (Emergency Request)	Construct park at the former PowderHouse School	\$61,000		\$61,000	\$122,000	\$122,000
Somerville Museum, Access for All (Emergency Request)	Install elevator so Museum is accessible on all three floors.		\$250,000	\$50,000	\$300,000	\$600,000
City of Somerville Open Space Acquisition and Improvements Stabilization Fund	Seed the Open Space Acquisition and Improvements Stabilization Fund	\$106,920		\$93,080	\$200,000	\$200,000
Central Hill Campus Phase I	Renovate Central Hill including the Central Hill Playground, Memorial Walk East, and Gold Star Plaza.	\$300,000			\$300,000	\$300,000
Elizabeth Peabody House, Addressable Fire Alarm System	Install an addressable fire alarm system		\$38,000		\$38,000	\$38,000
Somerville Museum, Access for All (Part 2)	Install elevator so Museum is accessible on all three floors.		\$73,518	\$131,918	\$205,436	\$292,737
Total Requested		\$467,920	\$361,518	\$335,998	\$1,165,436	\$1,552,737
Remaining Funds		\$0	\$0	\$0	\$0	

FY20 Housing Allocation	\$1,263,753
100 Homes Debt Service	-\$312,153
FY20 Distribution	\$951,600



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE RECOMMENDATION FOR ***FY20 AWARD FOR CENTRAL HILL CAMPUS PHASE I, PUBLIC SPACE AND URBAN FORESTRY*** ***DIVISION***

PROJECT DESCRIPTION

Central Hill Park is Somerville's oldest park (1870) and one of its largest (6.58 acres), located on Highland Avenue between Walnut and School Streets. It is a key element in Somerville's "civic center on the hill," which includes City Hall, Somerville High School, and Somerville Public Library's main branch.

The Public Space and Urban Forestry Division will complete the first phase of renovating Central Hill Park, which is the east side of the Central Hill Park property along Highland Avenue between Walnut and Putnam Streets. The remaining phases of the Central Hill Campus will be fully designed and constructed as part of the City Hall, 1895 building, and Library renovation planning efforts.

ELIGIBILITY

Open space/recreation land: This project will rehabilitate an existing park.

RECOMMENDED FUNDING

On November 19, 2019 by a vote of 9-0 the Community Preservation Committee recommended appropriating \$300,000 for the Central Hill Campus Phase 1 project from the open space budget to the control of The City of Somerville for the overall purposes of first phase renovation of the Central Hill Park.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$0
Soft costs	\$0
Construction	\$4,732,870
Total	\$4,732,870
Sources	
CPA open space/recreation land funds- requested	\$300,000
PARC GRANT	\$400,000
CITY OF SOMERVILLE	\$4,032,870
Total	\$ 4,732,870

ALIGNMENT WITH FY20 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes rehabilitating existing recreational land according to need and creatively and coherently combine multiple uses that meet community need.

FUNDING CONDITIONS

1. Upon commencement of the Project and as appropriate, the City of Somerville agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.

MEASURES OF SUCCESS

The goals of this project are to:

- Achieve a historically appropriate and unified sense of space
- Improve accessibility within the campus
- Respectfully incorporate and relocate numerous war memorials
- Integrate the Central Library into the civic experience
- Systematically mitigate stormwater impacts
- Utilize landscape and urban design elements and wayfinding to enhance the visitor experience

Success of this project will be measured by the following:

1. Install site elements with materials appropriate to the historic context of the buildings
2. Deliver new walkways that meet or exceed accessibility standards
3. Install war memorials as directed by the Veterans Committee
4. Support exterior learning moments and library events across the Central Hill Park and Playground
5. Measure stormwater quality and quantity
6. Guide and teach users successfully

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2020-cpa-projects>



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE FY20 FUNDING RECOMMENDATION FOR INSTALLATION OF AN ADDRESSABLE FIRE ALARM SYSTEM, *ELIZABETH PEABODY HOUSE ASSOCIATION*

PROJECT DESCRIPTION

The Elizabeth Peabody House Association will install an addressable fire alarm system 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 November 19, 2019 by a vote of 9-0 the Community Preservation Committee recommended appropriating \$38,000 for this project from the historic resources budget to the control of the Elizabeth Peabody House Association for the overall purposes summarized in this document.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$0
Soft costs	\$0
Construction	\$38,000
Total	\$38,000
Sources	
CPA historic resources funds- requested	\$38,000
Elizabeth Peabody House Association funds	\$0
Total	\$38,000

ALIGNMENT WITH FY20 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 protect their historic building in case of fire.

FUNDING CONDITIONS

1. Execution and recording of the historic preservation restriction required under the FY18 CPA grant.
2. The Elizabeth Peabody House Association will post a permanent sign noting CPA funding for the restoration of their building.

MEASURES OF SUCCESS

The goals of this project are to:

- Fully remove the old, current alarm system
- Replace it with a new addressable system
- Pass inspection by Somerville Fire Department

The success of the project will be measured by:

- All out-of-date pieces of the system are no longer installed in the building
- All elements of the new system are in place and functional. Tests of the new system will be run upon installment to ensure that all pieces are in working order and up to safety codes.
- Somerville Fire Department performs final inspection

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2020-cpa-projects>



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE RECOMMENDATION FOR ***FY20 AWARD FOR FUNDING FOR CITY OF SOMERVILLE OPEN SPACE ACQUISITION AND IMPROVEMENTS STABILIZATION FUND, PUBLIC SPACE & URBAN FORESTRY DIVISION***

PROJECT DESCRIPTION

The City of Somerville Public Space and Urban Forestry Division is seeking seed funding for the Open Space Acquisition and Improvements Stabilization Fund.

ELIGIBILITY

Open space/recreation land: This project would acquire and create new recreational land.

RECOMMENDED FUNDING- PRELIMINARY DISCUSSION

On November 19, 2019 by a vote of 9-0 the Community Preservation Committee recommended appropriating \$200,000 for this project, \$106,920 from the open space and recreation land reserve and \$93,080 from the budgeted reserve, to the control of Public Space and Urban Forestry Division for the overall purposes summarized in this document.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$0
Soft costs	TBD
Construction	TBD
Total	TBD
Sources	
CPA open space/recreation land funds- requested	\$200,000
Other sources	TBD
Total	\$200,000

ALIGNMENT WITH FY20 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes support for the acquisition of land for and creation of new publicly accessible open space and recreational land.

FUNDING CONDITIONS

1. The City, as appropriate, agrees to post a sign stating that the open space acquired or created with these funds was funded through the City of Somerville's Community Preservation Act program.
2. A perpetual conservation restriction will be recorded on the property per the requirement of the CPA enabling legislation.

MEASURES OF SUCCESS

The goal of the Open Space Acquisition and Improvements Stabilization Fund is to have funds at the ready for the purchase of open space land as it becomes available. Adding money to it will allow for this.

The success of the project will be measured by acres purchased and an increase of the total open space acreage in Somerville.

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2020-cpa-projects>



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE FY20 FUNDING RECOMMENDATION FOR ELEVATOR FUNDING REQUEST, SOMERVILLE MUSEUM

PROJECT DESCRIPTION

The Somerville Museum will construct an elevator, the design of which has been approved by the Massachusetts Architectural Access Board and the Somerville Historic Preservation Commission.

ELIGIBILITY

Historic resources: The Somerville Museum is a local historic district and is currently not ADA accessible.

RECOMMENDED FUNDING

On November, 2019 by a vote of 9-0 the Community Preservation Committee recommended appropriating \$73,518 from the historic resources reserve budget and \$131,918 from the budgeted reserve for a total of \$205,436, to the control of the Somerville Museum for the overall purposes summarized in this document.

Project Budget

Recommended funding amount:

Expenses	Amount
Study	\$0
Soft costs	\$165,589
Construction	\$1,422,959
Total	\$1,588,548
Sources	
CPA historic resources funds- requested	\$292,737
CPA FY20 Emergency funds	\$300,000
Wallace Foundation	\$22,684
Mass. Cultural Facilities Fund	\$40,000
CPA FY15 grant funds	\$17,710
CPA FY16 grant funds	\$327,573
MCFF FY20	\$250,000
Charitable Donations	\$300,000
Museum Indirect Costs	\$37,844
Total	\$1,588,548

ALIGNMENT WITH FY20 COMMUNITY PRESERVATION PLAN

The Somerville Museum collections and the interior of the building cannot currently be enjoyed by all Somerville residents because the building is not currently ADA accessible.

FUNDING CONDITIONS

1. Execution, and recording, of an historic preservation restriction, which includes a public access agreement, that was required by the FY15 CPA grant.
2. Upon commencement of the Project and as appropriate, the Somerville Museum agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
3. CPA funds will only go towards costs directly related to the construction of the elevator.

MEASURES OF SUCCESS

The goal of this project is to make the Somerville Museum building, events, exhibitions, and other cultural offerings accessible to all. In addition, the project will install the Palladian window removed in 1986 from the Westwood Road entrance to the West façade of the building as required by a Massachusetts Historical Commission deed restriction.

The success of the ADA project will be physically evident when visitors in wheelchairs are able to access the building's cultural events and with the increased number of public organizations that can hold their cultural events at the Museum. Once the Palladian window is installed as described, it will be a success.

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2020-cpa-projects>



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



MINUTES NOVEMBER 19, 2019

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 Present Michael Fager Chair, Uma Murugan Vice Chair, Dick Bauer, Laura Beretsky, Luisa Oliveira, Eleanor Rances, Tatiana Shannon, Amelia Aboff, Jane Carbone

MEMBERS

Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Amelia Aboff
Jane Carbone
Eleanor Rances
Luisa Oliveira
Tatiana Shannon
Laura Beretsky

STAFF

Judith Tumusiime

The chair opened the meeting at 6:37p.m.

Agenda item 1: Public comment period

No members of the public were present.

Agenda item 2: Consideration of Preservation Restriction for Temple B'nai Brith

Mr. Michael Fager informed the committee that five years ago in the first round of requests the committee gave \$450,000 dollars to Temple B'nai Brith on Central Street from the historic preservation funds to upgrade their building including the elevator. He added that as part of the grant there was a public access requirement and five years on, the public access agreement has not yet been finalized. He informed the committee that the team from the Temple met with Mr. Fager, Ms. Murugan, Ms. Tumusiime, Ms. Stelljes, and Ms. Eileen McGettigan the City's Attorney at the Temple on Thursday November 14. Mr. Fager shared with the committee that the teams discussed a number of issues and an outline of agreement was developed which included access to non-secured spaces and non holy spaces in the temple that could be opened to meetings involving city staff such as the CPC meetings because of security concerns. He informed the committee that the Jewish holidays would be considered in the agreement and that the outline of the draft agreement was being reviewed by the City Attorney and the Temple's Attorney.

Mr. Fager told the committee that because the agreement had taken long, there were concerns about payback provisions and that the City had written in the agreement that should the building be destroyed or transferred or sold within certain period of time, they would have to pay back certain amounts of

money that were given to them. He added that those were being negotiated with the city and that they would be part of the agreement. Mr. Fager informed the committee that Ms. Tumusiime had included the outline of the agreement from the Temple's Attorney.

Ms. Aboff reminded the committee that the Jewish holidays start at sunrise until sunset and Mr. Fager suggested that it should be marked as two days on the calendar. Mr. Fager retaliated it has been five years and the Temple B'nai Brith's agreement is the only one outstanding. Ms. Tumusiime informed the committee that the outline agreement from the Temple's Attorney should not be used as reference or shared and Mr. Fager agreed that there was no agreement yet. Ms. Oliveira asked about the next steps and Mr. Fager responded that Ms. Eileen M. McGettigan (City Attorney) had received the outline agreement and that she asked those who were present at the meeting to make a recollection of what was discussed and give input. He said that Ms. McGettigan was working on it and that she was going to get in touch with the Temple's Attorney and continue the negotiations. He further informed the committee that the outstanding issues in the agreement would not be resolved until next year. Ms. Aboff inquired if the committee had been involved in the negotiation and Mr. Fager responded that they had always been involved and that they always met with the city Attorney who informed them of the progress and also considered the opinion of the committee.

Agenda item 3: Discussion of Affordable Housing Trust Fund (AHTF) report

Ms. Tumusiime presented the AHTF report and stated that the FY20 allocations are likely to change after the confirmation of the State match. She said that the city had received preliminary State Match allocations on November 18, 2019. Ms. Murugan commended the report and said that the report was the richest the committee had ever received. Mr. Fager asked if the committee could incorporate the report in the committee's records. Mr. Bauer moved a motion to accept the AHTF report and Ms. Murugan seconded it. The report was accepted by a vote of 9:0.

Agenda item 4: Discuss November CPA Semi Annual report

Ms. Tumusiime presented the semi-annual report and highlighted the progress of the projects and the expenditure in the three categories of community housing, open space and recreational land, and historic resources. Ms. Oliveira asked about the emergency fund allocated to the Growing Center and whether it had been used. Ms. Tumusiime responded that she had not received an update on the fund utilization before the meeting and said she would give an update at the next meeting. Mr. Fager asked about the FY16 Community Path project and why that money has not been spent. Ms. Oliveira responded that it was due to capacity issues and that also the Engineering department was doing work on it and wanted them to first finish the Engineering work and that the project was going to start next year. Mr. Fager asked about the Hailey Park and Ms. Oliveira responded that the designs had been finalized and that the project was going to start soon. Mr. Fager asked if they were finalizing the designs why some money hadn't been used and Ms. Oliveira responded that some money had been used. Ms. Tumusiime added that the design was being finalized but that she had not received updates on the fund utilization. Ms. Oliveira added that a number of meetings had been held and that the design was almost complete and would go to bidding soon.

Ms. Murugan asked whether the GLX design would affect the community path and Oliveira responded that the design would not affect the path. Ms. Tumusiime requested Ms. Oliveira to give highlights on the pending open space projects. Ms. Oliveira informed the community that the communities around Prospect Hill wanted it open immediately but that it was not possible because the concrete needed to be cured. Ms. Tumusiime informed the committee that there was a draft split lot for 35 Richardson which confirmed the 0.13 acres. Ms. Oliveira informed the committee that the Art Farm project had moved to the capital projects team and that there were certain legal requirements, for example a project manager and that they were working through the final designs and that after it would go to the City Council for funding allocation. Ms. Tumusiime informed the committee that the Mystic River project was still mobilizing funds and that the Association hoped to seek CPA funding next year. Ms. Oliveira informed the committee that the Powderhouse project would begin in spring and that the certificate of occupancy was tied into the park being finished.

Mr. Bauer moved the motion to accept the report with amendments and was seconded by Mr. Fager and Ms. Murugan. The report was accepted by a vote of 9:0.

Agenda item 5: Project updates

Ms. Tumusiime informed the committee that the project updates were covered under agenda item 4 above. She informed the committee that the Growing Center had requested renewal of its license agreement which was expiring December 31. The committee referred the issue to the City Attorney and requested that the conditions of public access and signage should be incorporated into the agreement.

Agenda item 6: Accept additional state match funds and approve revised budget for FY20 projects

Ms. Tumusiime informed the committee that the city had received preliminary state match fund of \$289,304 and that there was potential for additional funding from the additional \$20 million state budget surplus fund allocated to the trust fund. She informed the committee that she had shared with them the communication on the preliminary releases from the Community Preservation Coalition. She said that based on the preliminary information, all the CPA communities had received a 14.1% match on round one of the trust fund distribution.

Ms. Tumusiime presented the proposed mid-year budget adjustments for the additional FY19 revenue which included \$100,000 city appropriation and FY20 additional state match revenue of \$12,683 received to bring the budget in alignment with the Community Preservation Plans for FY20.

Mr. Bauer requested clarification on the funding request of the four proposals which was more than the available funding. Mr. Fager informed the committee that the numbers he had used were different from the numbers in the new table. Ms. Tumusiime apologized for the mix up and said that the funding categories presented at the previous meeting which were for FY19. She informed the committee that the new tables had the funding for FY20. The committee confirmed the FY20 funding from the city budget.

Agenda item 7: Discuss FY20 applications

Ms. Tumusiime presented the funding requests for the FY20 applications.

Visiting Nurse Association

Mr. Fager informed the committee that the VNA had withdrawn their funding request. Ms. Murugan asked if it was because of the public access and Mr. Fager responded that the VNA was concerned about the issues of public safety of the residents.

City of Somerville Open Space Acquisition and Improvements Stabilization Fund

The Committee was supportive of fully funding the funds requested for the open space acquisition and improvements stabilization fund.

Upon a motion by Mr. Fager, seconded by Ms. Aboff and Ms. Murugan, the Committee voted 9-0 to recommend \$200,000 from open space and recreation budget and budget reserve for the open space acquisition and improvements stabilization fund.

Central Hill Campus Phase I

The Committee was supportive of fully funding the funds requested for the renovation of Central Hill including the Central Hill playground, Memorial Walk East, and Gold Star Plaza.

Upon a motion by Mr. Fager, seconded by Ms. Aboff and Ms. Murugan, the Committee voted 9-0 to recommend \$300,000 from open space/recreation budget for the renovation of Central Hill including the Central Hill playground, Memorial Walk East, and Gold Star Plaza.

Elizabeth Peabody House, Addressable Fire Alarm System

The Committee was supportive of fully funding the funds requested for the Installation of an addressable fire alarm system.

Upon a motion by Mr. Fager, seconded by Ms. Aboff and Ms. Murugan, the Committee voted 9-0 to recommend \$38,000 from the historic budget for the Installation of an addressable fire alarm system.

Somerville Museum, Access for All (Part 2)

Ms. Oliveira and Ms. Carbone were concerned about the frequency of the funding request from the museum and the public benefit. Mr. Bauer responded that the elevator had been a major obstacle and that if it was built it would improve access. Ms. Shannon added that being ADA accessible makes the museum eligible for state, federal and private funding. Ms. Rances asked if the request was for renovation of the elevator and Mr. Fager clarified that it was for building of a new elevator.

Upon a motion by Mr. Fager, seconded by Ms. Murugan, the Committee voted 9-0 to recommend \$205,436 from the historic and budgeted reserve for the building of an elevator so that Museum can be accessible on all three floors.

Agenda item 8: Notice of Chair/Vice Chair elections in December

Mr. Fager reminded the committee that the term of the chair and vice chair as members of the committee was up. He requested members who were interested in the two positions to start preparing and express their interest at the next meeting.

Agenda item 9: CPC general public member search updates

Ms. Carbone informed the committee that Ms. Heather Heimarck was selected as the CPC public member and that she was very knowledgeable in the three CPA areas and that she had been involved in other CPA communities. She added that Ms. Heimarck had experience in affordable housing and the construction industry.

Agenda item 10: Review of minutes from September and October meetings

Upon a motion by Ms. Murugan, seconded by Ms. Beretsky, the Committee approved the minutes as amended from the September 25 meeting by a vote of 8-0.

Upon a motion by Ms. Murugan, seconded by Ms. Oliveira, the Committee approved the minutes as amended from the October 23 meeting by a vote of 8-0.

Agenda item 11: Other business

Ms. Beretsky asked if the CPC meetings would revert back to the fourth Wednesday of the month and Mr. Fager responded that the last two meetings had been changed because of the holidays but that other meetings would be held on the fourth Wednesday of the month.

Next meeting: The next meeting of the CPC will be held at 6:30pm on December 17, 2019.

Meeting Adjournment

Upon motion from Ms. Beretsky, seconded by Ms. Murugan, the Committee voted 9-0 to adjourn at 9:30pm.

Documents and Exhibits

1. Agenda
2. AHTF report
3. November CPA Semi Annual report
4. Additional state match funds and approve revised budget for FY20 projects
5. Minutes from September and October meetings



Report to the Somerville Community Preservation Committee
From the Friends of the Community Growing Center (FCGC)
December 15, 2019

This past year has been one of much transition and regrowth for the Somerville Community Growing Center. Most significant has been the impact of a large portion of the completion of the renovation work at the Vinal Avenue site, which transformed the infrastructure of the site, supported largely through the CPA program. This work included new gabion retaining walls in the upper and middle site, replacement of pathways to improve safety and ADA access, construction of new raised garden beds, addition of electrical utilities throughout the site, rain gardens replacing the old pond and additional access to the back upper corner, as well as additional accessible gathering spaces and improved ADA access around the Center.

A “reopening” celebration on June 22nd, attended by 200 people, kicked off a robust and active season. A few numbers that were to be tracked for impact of the renovation include:

- **3723 people: Attendance** tracking indicate that despite missing the first three typical very busy months of the season (March, April & May), the attendance came very close to the goal of 4,000, despite 2019’s season being shorter by one third. (It should be noted that these numbers are actually higher, if including the Arts Council’s Art in a Garden summer 6 week program which serves on average 20 children with 3 adults for 4 days a week, equaling another 552 attendees, but since they do charge a sliding scale fee and coordinate the program, we have not included this in our totals.)
- **495 hours: Free Programming hours were offered**, with a goal of 500 hours, despite season being shortened by one third of typical full season. (Please see note above regarding programming offered by the Somerville Arts Council, which does still require time and attention to coordinate with other programming and also charges a sliding scale fee, so is not counted in our totals.)
- **110.5: Hours of “open” hours** that were posted for people to visit the Center. These included Saturday mornings (during Open Garden) and Wednesday afternoons (during the CSA distribution time when the garden was open for free activity). The goal was 100 hours. This does not include the many hours (at least 8/week) that the garden is opened by volunteers, while they are there to water or do routine maintenance on an irregular schedule, which allows more diverse hours for random visitors. In addition, all events have an “open door” policy, meaning anyone can visit whenever the gates are open, most usually indicated by the “OPEN”

● flag being hung outside.

In addition,

- **623 hours: Volunteer labor for Site work** was key to augmenting the CPA funded work by landscape contractors as well as insuring the investment of \$4,000 of new plants purchased by FCGC to be planted in the new plant beds was protected. Volunteers spent hours planting, weeding and watering, as well as constructing raised beds. One volunteer carpenter was called upon to complete the work that the SHS Carpentry shop was not able to complete in order to finish the benches and compost/storage areas framed by the SHS Metal Fabrication Shop in time for the opening. Not accounting for open garden hour hosting, administration or fundraising time, volunteers completed 610 hours of site work, valued at \$15,843 according to the IRS value of \$25.43/hour.
- **838 hours: Additional on site Volunteer work hours to support programming** valued at \$21,310 by the IRS. This is not inclusive of the administration and fundraising time required to be able to offer this level of free programming to the Somerville community.

In terms of the CPA funding, of the initial \$315,000 installment, renovation work as of December 2019 has cost \$226,205. Due to the early move of the Carpentry and Metal shops of the SHS CTE program, the materials expenses for the distributed storage around the site and for additional railings has not yet been expended. Due to the predicted extended date for reopening of these shops, Terra Cura is assisting the Friends with alternative options to complete these line items of the workflow (conversations are underway with MA College of Art, and a graduate of the SHS metal fabrication program has been recommended for contracting out metal work). Belko Landscape will need to return for installations once the storage and railings are completed. FCGC will check in with City CPC and Parks staff as soon as any new plans for completing the work as planned are confirmed, with the goal of completing the work in calendar year 2020.

Please be in touch with our designated contact person, Lisa Brukilacchio, FCGC VP, for any additional information at lisa@thegrowingcenter.org. Thank you!