



CITY of BEVERLY
COMMUNITY PRESERVATION COMMITTEE

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187

No 093

CITY OF BEVERLY
DEED AND RECORDS
CITY CLERKS OFFICE

2018 APR 26 A 10:46

Mayor

Michael P. Cahill

Chairperson

Wendy Pearl

Members

Robert Buchsbaum

Thomas Bussone, II

Christy Edwards

John Hall

Nancy Marino

James Matz

Marilyn McCrory

Heather Richter

Paul Guanci, President
Beverly City Council
City Hall, 191 Cabot Street
Beverly, MA 01915

April 26, 2018

RE: Community Preservation Committee
(5th) Fifth Round CPA Project Funding Recommendations

Dear President Guanci and Members of the City Council,

The Community Preservation Committee (CPC) has received, reviewed and herein makes funding recommendations for the fifth round of project applications for Community Preservation Act funding. The CPC has worked to perform its due diligence in evaluating this fifth round of applications and is pleased to submit the enclosed recommendations.

The fifth round drew a total of six applications (4 in the historic category and 2 in the community housing category) for a total request of \$1,291,371 from CPA funds.

The CPC is pleased to submit the enclosed recommendations, representing all 6 projects for \$1,291,371 of CPA funding. The total aggregate cost of all 6 projects is approximately \$19,861,347, which the CPC finds exciting that so many other sources of funding have been leveraged for these worthy projects. No open space project applications were received and therefore the FY18 10% set aside of approximately \$85,700 will remain in this category account.

All recommended projects are subject to the terms and conditions imposed by the Community Preservation Committee, as noted below and through anticipated Grant Agreements (GA) or Memorandums of Understanding (MOU). The following GA/MOU conditions are common to all recommended projects:

1. Projects financed with Community Preservation Act funds must comply with all applicable State and municipal requirements. CPA funds are administered and disbursed by the City of Beverly.
2. Project oversight, monitoring, and CPA fund control will be carried out as required in project Memorandums of Understanding/Grant Agreements.

- 3. The CPC will require project status updates from recipients and back up invoices for any CPA fund disbursement requests.
- 4. All projects will be required to credit CPA funding in their promotional material and, where appropriate, on exterior signage.

Applications for all projects are available for review in the Planning Department office and electronically upon request. Should you have any questions or need additional information, please do not hesitate to contact the Committee through its staff, Amy Maxner in the Planning Department.

As you are aware, pursuant to Massachusetts General Law, a public hearing must be scheduled prior to any City Council vote is taken on the attached order.

Respectfully Submitted by: Community Preservation Committee

- Chair Wendy Pearl, Historic District Commission Representative
- Vice-Chair Marilyn McCrory, Open Space & Recreation Committee Representative
- Robert Buchsbaum, Conservation Commission Representative
- Thomas Bussone, II, Housing Authority Representative
- James Matz, Planning Board Representative
- Nancy Marino, Parks & Recreation Commission Representative
- Christy Edwards, At-Large Representative
- John Hall, At-Large Representative
- Heather Richter, At-Large Representative

Attachments

- cc: Michael Cahill, Mayor
- Bryant Ayles, Finance Director
- Stephanie Williams, City Solicitor
- Aaron Clausen, Planning Director
- File

Summary Chart
Beverly Community Preservation Committee Recommendations
For CPA Funding Round #5, FY2018

CPC Project #	APPLICANT	PROJECT DESCRIPTION	CPA CATEGORY	RECOMMENDED AMOUNT
R5-1	City of Beverly Clerk's Office	Perform conservation/preservation of historic municipal records	Historic	\$59,119.00
R5-2	Planning Department/Ward 2 Civic Association on behalf of the City of Beverly	GAR Hall Phase IIa, side façade restoration	Historic	\$295,952.00
R5-3	Beverly Golf & Tennis Commission	Perform complete architectural and systems assessment & analysis of the Clubhouse	Historic	\$400,000.00
R5-4	Historic Beverly	Hale Farm Landscape Restoration Phase 2	Historic	\$146,300.00
R5-5	Harborlight Community Partners	Create 6 new 2-bedroom affordable units	Community Housing	\$190,000.00
R5-6	Cabot Housing, LLC	Create 24 new units of affordable housing	Community Housing	\$200,000.00
	Total Recommended for Fifth Round FY18			\$1,291,371.00

Project Descriptions & Summaries for Each Recommendation

CPC PROJECT NO. R5-1

Project Title: Beverly City Hall Historic Records Conservation Project
Applicant: City of Beverly Clerk's Office

The Community Preservation Committee recommends the appropriation of \$59,119.00 from the Historic Reserve Account to the City of Beverly Clerk's Office for the purpose of preserving a historic asset by de-acidification and conservation of historical at-risk municipal documents. The Community Preservation Act spending purpose is to preserve and protect historic resources from injury, harm or destruction.

Beverly City Council

RE: Community Preservation Committee Fifth (5) Round CPA Project Funding Recommendations

April 26, 2018

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CPC PROJECT NO. R5-2

Project Title: GAR Hall Side Façade Restoration (Phase IIa)
Applicant: Beverly Planning Department/Ward 2 Civic Association on behalf of the City of Beverly

The Community Preservation Committee recommends the appropriation of \$295,952.00 from the General Reserve Account to the City of Beverly/Ward 2 Civic Association to perform Phase IIa of side façade and other building restorations to the GAR Hall, 8 Dane Street. The Community Preservation Act spending purpose is to restore/preserve historic assets in the City and protect from injury, harm or destruction. The CPC made this funding contingent upon the City either placing a Historic Preservation Restriction on the building or establishing a local Historic District to encompass the building.

CPC PROJECT NO. R5-3

Project Title: Preservation of the Beverly Golf & Tennis Clubhouse
Applicant: Beverly Golf & Tennis Commission

The Community Preservation Committee recommends the appropriation of \$400,000.00 from the General Reserve Account, to the Beverly Golf & Tennis Commission to perform a complete architectural and systems analysis and preparation of specification plans to guide future historic preservation of the Clubhouse, 134 McKay Street. The Community Preservation Act spending purpose is to preserve and protect historic resources from injury, harm or destruction.

CPC PROJECT NO. R5-4

Project Title: Hale Landscape Restoration Phase 2
Applicant: Historic Beverly

The Community Preservation Committee recommends the appropriation of \$146,300.00 from the Historic and General Reserve Accounts to Historic Beverly for the purpose of performing Phase 2 of historic landscape restoration at Hale Farm, 39 Hale Street. The Community Preservation Act spending purpose is to make capital improvements to rehabilitate and restore an historic asset to make it functional for its intended use.

CPC PROJECT NO. R5-5

Project Title: 2 Hardy Street Housing
Applicant: Harborlight Community Partners, Inc.

The Community Preservation Committee recommends the appropriation of \$190,000.00 from the Housing Reserve Account to Harborlight Community Partners, Inc. for the purpose of constructing six new affordable housing units located at 2 Hardy Street. The Community Preservation Act spending purpose is for the creation of affordable housing.

Beverly City Council

RE: Community Preservation Committee Fifth (5) Round CPA Project Funding Recommendations

April 26, 2018

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CPC PROJECT NO. R5-6
Project Title: Cabot Housing
Applicant: Cabot Housing, LLC

No 093

The Community Preservation Committee recommends the appropriation of \$200,000.00 from the Housing Reserve and General Reserve Accounts to Cabot Housing, LLC for the purpose of constructing 24 new units of affordable housing located at 245 Cabot Street. The Community Preservation Act spending purpose is for the creation of affordable housing.

Relating to No 093
Communication - Community Preservation
Committee - 5th Round CPA Project
Funding Recommendations (Set a Public Hearing)

IN CITY COUNCIL
MAY 07 2018

Referred to the Standing Committee
on
FINANCE & PROPERTY A3.0
A8-0

PUBLIC HEARING HELD MAY 21 2018
GRANTED
JUN 04 2018

CITY OF BEVERLY
Presented to the Mayor for Approval
JUN 10 2018
Mesley-Slate J City Clerk
Approved *[Signature]* Mayor

Mesley-Slate J, City Clerk
Clerk
Entered Page Vol. 123

ATTEST: *[Signature]*
City Clerk
A TRUE COPY



City of Beverly

IN CITY COUNCIL

093

MAY 29 2018

The Committee on

Finance & Property / Committee of the Whole

To whom was referred the matter of

**Communication – Community Preservation Committee –
5th Round CPA Project Funding Recommendations**

have considered said matter and beg leave to report as follows, to wit:

- Submit the accompanying amended Ordinance and recommend its adoption pending Publication and Final Passage
- Submit the accompanying Resolution and recommend its adoption
- Submit the accompanying Order and recommend its adoption
- Receive and Place on File
- No Further Action
- Refer to City Solicitor
- Recommend the Application be granted
- Recommend the Petition be granted
- Recommend the Application be granted
- Recommend the Council Approve the Request
- Recommend the Council Approve the Appointment

Scott Halseman

Paul M. Grane

John P. Frates Jr.

Re: City Council Votes

Community Preservation Committee 5th Round CPA Project Funding Recommendations
Submitted to the City Council April 26, 2018

- ① • To appropriate \$59,119.00 to the City of Beverly Clerk's Office for the purpose of preserving a historic asset by de-acidification and conservation of at-risk municipal documents. The Community Preservation Act spending purpose is to preserve and protect historic resources from injury, harm or destruction. Said appropriation shall consist of \$59,119 from the Community Preservation Historic Preservation Reserve fund. AS-O
- ② • To appropriate \$295,952.00 to the City of Beverly/Ward 2 Civic Association for the purposes of performing Phase IIa of side façade and other building restorations to the GAR Hall, 8 Dane Street. The Community Preservation Act spending purpose is to preserve and protect historic resources from injury, harm or destruction. Said appropriation shall consist of \$295,952.00 from the Community Preservation General Reserve fund balance. (**Note: The CPC made this funding contingent upon the City either placing a Historic Preservation Restriction on the building or establishing a local Historic District to encompass the building.) AS-O
- ③ • To appropriate \$400,000.00 to the Beverly Golf & Tennis Commission to perform a complete architectural and systems analysis and preparation of specification plans to guide future historic preservation of the Clubhouse located at 134 McKay Street. The Community Preservation Act spending purpose is to preserve and protect historic resources from injury, harm or destruction. Said appropriation shall consist of \$400,000.00 from the Community Preservation General Reserve fund balance. AS-O
- ④ • To appropriate \$146,300.00 to Historic Beverly for the purpose of performing Phase 2 of historic landscape restoration at Hale Farm, 39 Hale Street. The Community Preservation Act spending purpose is to make capital improvements to rehabilitate and restore an historic asset to make it functional for its intended use. Said appropriation shall consist of \$38,000.00 from the Community Preservation Historic Preservation Reserve fund and \$108,300.00 from the Community Preservation General Reserve fund balance. AS-O
- ⑤ • To appropriate \$190,000.00 to Harborlight Community Partners, Inc. for the purpose of constructing six new affordable housing units located at 2 Hardy Street. The Community Preservation Act spending purpose is for the creation of affordable housing. Said appropriation shall consist of \$190,000.00 from the Community Housing Reserve fund. AS-O-1
Flora
- ⑥ • To appropriate \$200,000.00 to Cabot Housing, LLC for the purpose of constructing 24 new affordable housing units located at 245 Cabot Street. The Community Preservation Act spending purpose is for the creation of affordable housing. Said appropriation shall consist of \$174,000.00 from the Community Housing Reserve fund and \$26,000.00 from the Community Preservation General Reserve fund balance. AS-O-1
Flora

SIGN IN SHEET

Public Hearing
7:45PM May 21, 2018
Order #093

CPC-5th Round CPA Project Funding Recommendations

Please Print

NAME

ADDRESS

Reya Al-Khalili	69 Groves St, Beverly.
Mr. William Lord	18 Pomson Street
Andrew Sukanyt	11 Woburn Ave.
Jim Gabriel	26 Northmouth St
Wes Sade	26 Lythrop Street
Dave Golmann	593 Essex Street

Blank lined area for additional sign-in entries.

PUBLIC NOTICES

LEGAL NOTICE #2018-093
CITY OF BEVERLY

ORDERED: That the City Council of the City of Beverly hold a Public Hearing on Monday, 21 May 2018 @ 7:45 PM at City Hall, 191 Cabot Street, 3rd Floor, Council Chamber, Beverly, MA relative to the Community Preservation Committee's 5th Round CPA Project Funding Recommendations.

Attest:
 D. Wesley Slate, Jr.
 City Clerk
 As per order of the City Council
 GT - 5/11/18

PUBLIC NOTICES

LEGAL NOTICE #2018-093
CITY OF BEVERLY

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Attest:
 D. Wesley Slate, Jr.
 City Clerk
 As per order of the City Council
 SN 5/16/18



City of Beverly

no 093

IN CITY COUNCIL

7 May 2018

The Committee on **Finance & Property / Committee of the Whole**

To whom was referred the matter of **Communication – Community Preservation Committee – 5th Round CPA Project Funding Recommendations (Set a Public Hearing)**

have considered said matter and beg leave to report as follows, to wit:

- Submit the accompanying amended Ordinance and recommend its adoption, pending Publication and Final Passage
- Submit the accompanying Resolution and recommend its adoption
- Submit the accompanying Order and recommend its adoption
- Receive and Place on File
- No Further Action
- Refer to City Solicitor
- Recommend the License Renewal be granted
- Recommend the Petition be granted
- Recommend the Application be granted
- Recommend the Council Approve the Request
- Recommend the Council Approve the Appointment

A 3-0
A 8-0

Scott Houseman

Paul M. Guanci

John P. Frates Jr.



City of Beverly

No 093

IN CITY COUNCIL

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ORDERED:

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