

Northampton Community Preservation Committee Minutes
April 20, 2016

Time: 7:00 pm
Place: City Council Chambers, 212 Main Street

Members Present: Brian Adams, David Whitehill, Chris Hellman, Linda Morley, Jack Finn,
Julia Chevan, Debin Bruce, David Drake
Staff Present: Sarah LaValley

Brian called the meeting to order at 7:00 PM.

General Public Comment

None

Approval of Minutes

March 16, 2016

Debin moved to approve the minutes. Seconded by Linda, the motion carried unanimously.

Chair's Report

None

Discuss funding Recommendations for Round 1 2016 CPA Funds

Brian recapped the 'shopping cart' that was created during discussions at the April 6 CPC meeting.

Pulaski Park

The Committee discussed the parking area to the rear of the Academy of Music, and concerns about allocation of CPA funds to this area, if it is not to be used as a park. Julia noted that many park activities will require staging, and if this area is not improved another location within the park will be necessary. David W. noted that there is a long history of funding and support for the project which shouldn't be compromised, but all elements should be CPA-eligible.

Debin stated that any activities conducted in the parking area shouldn't be detrimental to any park uses, but noted that the recreation department will manage uses.

Debin suggested a condition that the design of the parking area restrict vehicular access to the park.

Julia suggested that CPA funding be related to park-related items, and that the stairs, box-truck backup and other items be removed.

The Committee agreed that it would be helpful to know where park and Academy property boundaries are, what the level of design is, and whether any attempt has been made to value engineer. Sarah will invite a DPW representative to the April 20 meeting.

David D. stated that he would support any efforts to continue expansion of greenspaces at the park. Brian noted that in past discussions, the Mayor assured the Committee that park development will drive development at the roundhouse, resulting in the current designs.

David D. suggested a combination of bonding and cash for the project.

David W. noted that if bonding is considered, every project funding should be considered worthy of bonding, not just the project for which it is recommended.

Linda asked if it would be possible or advantageous to accelerate the bonding schedule. Sarah will discuss bonding possibilities with the finance director.

Academy of Music Curtain

The Committee agreed to recommend full funding.

Shepherd Barn

The Committee agreed to recommend \$2300 in funding for dendrochronology and very limited stabilization; the updated amount communicated by the applicant necessary to complete that portion of the work.

First Churches Windows

Linda suggested adding the rose window to the recommendation, as the CPC has a clear picture of the limitation of the churches funds. LED lighting can be eliminated, bring the recommendation amount to \$213,000.

If a new window frame is not required, which was an unknown in the budget, \$11,000 will be returned to CPA funds,

Chris suggested a clause in the Council Order that would communicate the Committee's intent that the window remain in Northampton.

David W. stated that he does not see the public benefit of the rose window, and suggested a fundraising campaign. Chris noted that fundraising has already been done for other projects at the church. He has heard suggestions that spending public funds on a church building is not appropriate, but he disagrees with that idea.

Julia noted that the rose window is the most publicly visible. If both windows are funded, the CPC should communicate that any additional funds in the future would not be likely.

Jack stated that he is not clear about any pressing need to repair the windows immediately, but that he has no concerns about funding this historic restoration, as churches are a part of Northampton's history.

David D. added that the church is of great public benefit and serves many residents.

David W. suggested that three quotes for the work should be sought.

Julia noted that the estimate was prepared several years ago but was still honored by the contractor, so prices may be significantly more now.

Chris noted that the church has already made a lot of tough choices with regard to funding, and CPA could be a last resort.

Julia noted that the full request is very large and would represent 33% of CPA spending outside Pulaski Park.

The Committee agreed on \$216,000 for the rose and Tiffany windows.

Conservation Fund

The Committee agreed that \$30,000 is an appropriate amount for this project.

The Committee discussed the impact of bonding on funding availability in the future.

David W. suggested a longer term, since interest rates are low and that would also free up funding in future rounds.

Linda expressed support for a shorter term, noting that taxpayers will still be obligated to repay any borrowed funds even if the CPA were repealed.

The Committee agreed upon \$670,000 in bonding

Debin moved to recommend \$72,000 in CPA funds for the Saw Mill Hills acquisition. Seconded by Chris, the motion carried unanimously

Debin moved to recommend \$30,000 in CPA funds for the Conservation Fund. Seconded by David D, the motion carried unanimously

Debin moved to recommend \$12,800 in CPA funds for the Fitzgerald Lake Invasive removal project. Seconded by David D., the motion carried unanimously

Debin moved to recommend \$2,300 in CPA funds for the Shepherd Barn. Seconded by David D, the motion carried unanimously

Debin moved to recommend \$213,000 in CPA funds for the First Churches windows. Seconded by David D, the motion carried unanimously

Debin moved to recommend \$44,785 in CPA funds for the Academy of Music Curtain. Seconded by Linda, the motion carried unanimously

Debin moved to recommend \$275,000 in CPA funds for the Housing for Homeless Youth.

Seconded by Chris, the motion carried unanimously

Debin moved to recommend \$805,000 in CPA funds for Pulaski Park. Seconded by Chris, the motion carried unanimously

The Committee agreed that conditions regarding an affordability restriction and prioritization for Northampton youth will be needed for the youth housing project. The Academy of Music will be required to maximize exposure, and \$11,000 will be returned to the CPA if a frame is not needed for the First Churches windows.

Adjourn

The meeting was adjourned at 9:30 PM.