



Ruthanne Fuller,
Mayor

Barney S. Heath
Director

Community Preservation Committee

MINUTES

February 25, 2021

The virtual meeting was held online on Tuesday, February 25, 2021 beginning at 6:00 pm. Community Preservation Committee (CPC) members present included Chair Mark Armstrong, Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, and Judy Weber. Committee Member Martin Smargiassi was not present for this meeting. Community Preservation Program Manager Lara Kritzer were also present and served as recorder.

Mr. Armstrong opened the meeting and introduced members at this time.

Review and approval of revised recommendations for Grace Episcopal Tower Restoration project

Ms. Kritzer explained that the City Council had sent the CPC's project recommendation back to the Committee with a request that it be amended to add two new conditions. The first condition requires that a preservation restriction be given to the City for the project. Ms. Kritzer noted that preservation restrictions were commonly required for CPA funded historic preservation work, but that this condition had not been included in the original recommendation because there was an existing preservation restriction on the site which is held by the state. During the City Council review of the project, the Law Department had explained that it would be useful for the City to hold a preservation restriction as well to secure the CPA funding.

The second condition addressed a concern raised during the City Council's review about how much funding the applicant needed to raise before the CPA funding was released. Ms. Kritzer explained that the initial recommendation had not addressed this question. Typically, projects received CPA funding on a reimbursement basis, and submitted their invoices along with proof of payment before any CPA funding was released. The new recommendation took this requirement a step further by requiring that the applicant fundraise a specific percentage of its overall funding before requesting CPA funds of the same amount.

Ms. Weber moved to amend the CPC's recommendations to add the two conditions as drafted.

Mr. Dunker expressed concern with releasing any of the CPA funding before the applicant had raised all of the additional funding. He thought that this might lead to the City being on the hook if the additional funding could not be raised or if unforeseen conditions were discovered. Mr. Armstrong thought that it was unlikely that the applicants would discover any additional issues during construction due to the work done to date to understand its existing condition and potential solutions. He did not think that the applicants would begin the work unless they were sure that they had all of the funding in place to complete it based on their past discussions with the CPC. He also did

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

email lkritzer@newtonma.gov, *phone* 617.796.1144

not think that the CPC could require that all of the funding be in place before any funding could be released. Mr. Dunker asked what would happen if the project went over budget and Members agreed that it would be entirely up to the applicant to address that issue if it came up. Ms. Datta stated that she was comfortable with allowing the applicants to begin requesting their CPA funding according to the proposed recommendation and seconded Ms. Weber's motion. The motion passed by unanimous roll call vote.

Ms. Lunin moved to adjourn the meeting. Ms. Weber seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 6:20 P.M.