

Community Preservation Committee (CPC) Public
Meeting and Hearing - September 13, 2016
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: William W. Durkee Jr., CPA Program Manager,
Waltham Community Preservation Committee (CPC)

Note: This meeting was held in the Waltham City Hall, Hoover
Room, 610 Main St., Waltham, MA 02452.

A. Call to Order at 7:00 PM

Called to order by FY 2016 Chair Diana Young. WCAC (Waltham
Community Access Channel) video recorded the Meeting.

B. Roll Call by FY 2016 Clerk Melnechuk.

Present: Chair Diana Young, Dan Melnechuk, Kevin Dwyer, Justin
Barrett, Bob LeBlanc, Randy LeBlanc, Tom Creonte, Sean Wilson
(7:16). Absent: Jerry Dufromont. Program Manager: William Durkee
- present. A Quorum of 7 was declared present, and later 8.

C. Minutes - Clerk.

Minutes of the June 7, 2016 CPC Meeting. A Motion was made to
accept the Minutes. The Motion was seconded, and passed
unanimously with seven in favor and 2 absent. ("Final", 6 pages,
attached).

D. New Business - Application Public Hearings

1. Waltham City Council- Application for Acquisition of 67
Crescent St. (Public Hearing)

1a. Proponent. Robert Logan, City Councillor Ward 9
where the parcel is located. The parcel appears at least 3 times
in different categories of need in the Master Plan. It is a
"pocket park" possibility where few parcels are available for
Open Space. Environmentally and as a "quality of life" site
opportunity he supports the proposal. The parcel has been vacant
since 1975 when a fire consumed a structure there. It is an
overgrown "eyesore" and "attractive nuisance" along the Charles

River. His concept is a place for passive viewing of the River in a landscaped environment. The concept has been a great success in the analogous Chemistry Station Park passive Open Space facilities. When the hearing was opened to the CPC, although an appraisal has been finished, the Mayor's instruction as having the responsibility for negotiating whether a taking or agreement with the owner precluded providing copies of the details in the original application and no copies were provided. A motion was made to table the item, suspend the Public Hearing, enter Executive Session, and resume the Public Hearing after the Executive Session. (The Minutes of the Executive Session as prepared by the Program Manager, acting as Clerk of the Executive Session, will be published after the actions requested in the Application are completed.) The Motion passed and the Public Meeting resumed. There were no further proponents nor opponents to be heard. A Motion was made to Recommend that the Application be approved and sent to the City Council for \$695,750, seconded and passed on roll call eight in favor and one absent.

2. Wellington House. A number of items from the estate of Betty Castner who was a relative of the Wellingtons are now stored at the Wellington House. The Waltham Historical commission and Societies have requested assistance to survey and appraise the items. The estimate is expected to be \$4,000 or less. The Skinner company appraisal is between \$250 to \$500/hour. A Motion to table the item failed. A Motion was made not to exceed \$5,000 for an appraisal and survey to assess the value of the Wellington House furniture and the costs to refurbish them as well as for insurance, seconded and passed by roll call seven in favor and one opposed. CPC Member representing the Historical commission would provide a list of the items for the next CPC Meeting.

E. Old Business (Not Public Hearings)

1. Metro West- Affordable Housing. Jennifer Van Campen appeared as the proponent of the Waltham program for creation of permanent affordable housing previously presented. The Chair noted discussions with the Law Department were underway regarding (1) The question of whether the CPC could pay Metro

West when the units were acquired and eligible, with a low income tenant to reduce the cost without using it's lenders, or whether a restriction must in place. (2) Can an uneven amount be paid for a unit as a front end payment in a larger building. Bothe ideas were an effort to reduce financing costs. (3) Can the State be the holder of a restriction. A Motion was made to allow the Chair to ask the Law Department questions regarding community housing funding which was seconded and passed unanimously. The intents are to clarify the question regarding the State holding of the restrictions, which simply would speed the process, and eliminate the necessity of two parties holding restrictions on the same unit. Jennifer and the Chair proposed separating the acquisition into two areas of concepts and the budget. There is an acquisition phase which involves the City, then a renovation phase which involves the State housing and low income housing tax credits. The State phase only occurs if the funds are granted. However the City could still have the 26 deed restricted units even if the State has not funded them. Jennifer believes there will be a second phase, but only the receipt of a commitment letter from the State Department of Housing and Community Development (DHCD) assures that funding. Jennifer revised the original Application with the changes (4 pages, attached) and distributed copies to the CPC. Page 3, "Additional Information" now describes the two phases. Phase I includes the City of Waltham funds with a credit line provided by the Property Casualty Initiative (PCI). During this phase several buildings would be acquired up to as many as 26 units. Then, Phase II, with the 26 units in hand, would be an application to DHCD for low income Tax Credits (LITC) and other subsidy sources. On page 4, the budget uses the identical numbers previously used except spread into two phases. This will assist in seeing the timing of expenses and which "players" are involved. The CPC portion is to give Metro West \$2,600,000 to make the acquisitions. The other parties will react to the CPC portion. Jennifer repeated that assuming the CPC acts favorably, a meeting with DCHD may be possible to seek its tentative approval of \$5,000,000 of grants and subsidies. The CPC questioned what would happen after the CPC and the Council approves if DHCD indicates it does not have funding. Jennifer did not assume DHCD would approve immediately, but noted they

always have funds available but perhaps not able to accommodate all inquiries immediately. Since another DHCD application would be expected, the CPC grant could be written to expire at some time certain. If the DHCD is unable to fund the proposal after the time allowed, Metro West does still own the units and could add the deed restrictions. The CPC would add deed restrictions immediately when the units are purchased in any case. Such units also commonly have "zero" based mortgages to insure the ownership is maintained. The fact that Waltham has never been a recipient of DHCD low income subsidies favors this application. Other cities with lower housing costs aren't seeking grants now. The 10% low income requirement is driving all cities to provide such housing, and these units would be in the 10%. Waltham used a different measurement based on the percent of State owned land which is no longer valid as it is now 7.2% but is in the Land Court to decide. The Chair requested that a balance sheet for Metro West be provided. Metro West will return for the next CPC Meeting.

2. FY 2017 Budget and Finances Update - Chair. Due to the expected continuation of matching funds and the CPC property tax revenues the available funds are expected to remain about \$15,000,000 as it has during the past five years. The Auditors reports are expected to be available at the next CPC Meeting.

3. Music Hall- Historic. Chair. The Recommendation went to the Council Long Term Debt Committee (LTDC) in June. The item was tabled to obtain more information. Mr. McElroy was inspected by the Building Department and will correct some items. The Chair has learned that Historic Restrictions would require acceptance of the owner and the mortgage holder to be subordinated to the Restriction. The bank holding the mortgage would need to agree.

4. Conservation Restrictions - Vice-Chair Kevin Dwyer. There were no changes and no new information.

5. Status of Appropriated CPC Projects- Program Manager. All of the required CP-3 State Reports have been completed for FY 16. A new update of all listed projects will add the City Council Order number and add the amount that was spent to complete each project. The CPC also has been assigned space at

the Bright School archives. A digitized list has been initiated with the intention of describing all project files, all CPC Meetings and some miscellaneous files.

F. Announcements/Correspondence - Program Manager & Chair.

1. Application Inquiries - Chair. The Charles River Museum of Industry and Innovation (CRMII) Application for accessibility and expansion of the second floor gallery.

2. Organization of the FY 2017 CPC. Program Manager acting as Clerk of the Committee.

2a. Election of the Chair, Vice-Chair, Clerk. A Motion to nominate the same persons acting in those positions was made, seconded, and approved with one vote.

2b. Schedule of Meetings - Chair. The Chair will discuss the existing hold for the Board of Appeals which currently is for the Auditorium and/or the Public Meeting Room 6 in the Government Center. The CPC meetings in the second half of FY 2017 must be confirmed.

G. For the good of the committee - Next Regularly Scheduled Meeting - Tuesday, October 18, 2016.

H. ADJOURN. A Motion to adjourn was made, seconded and approved without discussion.