

Community Preservation Committee
Minutes
2/7/23, 7:00 PM
Town Hall and Remote Teams Meeting

Members Present: Mike Ammendolia, Peter Denton, Michael Goddard, Barry Iadarola and Anne Mazar. **Others Present:** Phil Cieply (COA), and Janice Muldoon-Moors and Kathy Schofield (Historic Commission).

(The meeting recording inadvertently did not start at the beginning of the meeting.)
The meeting started at 7 pm with introduction of meeting members.

Mike G. noted that the February 1st Public Hearing for the CPA and the Five-Year Land Use Plan was uneventful.

Since Phil Cieply from COA was at the meeting, the discussion started with the affordable housing project at 52 Providence Street, since the property abuts the Senior Center and there are plans to expand the center. Phil said that the expansion committee wants to stay in coordination with the project on 52 Providence. Anne asked Phil to send her an email and said that they would include Phil on future developments of the project so that the project would coordinate with the Senior Center expansion needs. Anne told the committee that the RFP for the project will be available on February 15th and proposals will be due on April 6th. The selection committee consists of, Jack Hunter (Town Planner), Bill McHenry (Affordable Housing Coordinator), Kim Newman (Town Administrator), Mike Goddard Select Board and CPC member), Tony Genna (Mendon resident with interest in affordable housing) and Anne Mazar (CPC and LUC).

(The recording was started at some point during this discussion). The next topic was historical preservation items that might be on the ATM warrant, since Kathy and Janice were at the meeting. Kathy said the plan is to have an ATM warrant item that would be used as matching funds to restore the historic Records Room, in the range of \$150,000. The project would include repairing the heat, the foundation, sills, adding a bathroom and other improvements, but they would be back for additional funding to complete the project with further improvement, such as adding a tight tank to make the structure a useable building. Mike A. asked to keep apprised of the process, since his expertise is in construction. Kathy said absolutely and that his advice would be helpful. Mike G. said that he thought the improvement to the town hall should also be on the ATM and will talk to Kim about this and let the committee know if it will be added to the warrant.

Mike G. made a motion to pay the legal notice fees for the CPA public hearing (~\$130) and the legal notice for the posting of the RFP for 52 Providence Street affordable housing project (~\$160), it was seconded by Peter and unanimously approved.

Anne explained the benefits of the Community Preservation Coalition, which includes technical advice, networking, lobbying the state for CPA funding and more. Mike A. asked if Anne thought the coalition was worth the \$1,750 dues. Anne replied absolutely. Mendon often consults with the coalition staff, the coalition has increased state funding for CPA through a coordinated effort and it is the “glue” that holds the CPA program together. To learn more, visit their informational website: www.communitypreservation.org
Mike G. made a motion to pay the \$1,750 Community Preservation Coalition dues from the CPA Administration Account, Peter seconded the motion and it was unanimously approved.

Barry made a motion to accept the 11/10/22 minutes, Mike A. seconded the motion and it was unanimously approved.

Potential Annual Town Meeting Warrant Articles were discussed. Votes to add the items will be made an upcoming CPC meeting.

There the plan is to have funding for a CMRPC Regional Housing Coordinator for 4 hours a week. CMRPC received a grant for FY24 so that Mendon will have to pay nothing for this position in FY24 and \$16,720 for FY25. After two years of this arrangement, the committee will evaluate the value of this position.

The annual vote to divide the CPA income will be on the warrant: The Community Preservation Committee recommends that the Town set aside for later spending \$766,605 from the FY23 Community Preservation Revenues (10%) \$76,660 for open space; (10%) \$76,660 for historic preservation; (10%) \$76,660 for affordable housing, (5%) \$38,330 for administration and (65%) \$498,293 to the Community Preservation Budgeted Reserve.

The vote to pay the FY24 Police Station Debt Exclusion of \$103,305 will be included on the warrant.

At 7:45 pm, the committee took a roll call vote and unanimously voted to go into executive session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

At 8:00 pm Barry made a motion to adjourn at 8:00 pm, Mike A. seconded the motion and it was unanimously approved.

Submitted by Anne Mazar