

Budget and Finance Committee

4/16/24 6:30 PM

Meeting Post: <https://www.cityofnewburyport.com/budget-finance/events/347521>

Roll:

B/F: Zeid, Harman

Additional: Preston, Shand, McCauley, Wright, Donahue

Staff: Turner, Manning, Port

Agenda: Existing Committee, Exiting Committee Amended, Staying in Committee

• **ORDR00556_04_08_2024 FY21 Perkins Park Project Amendment (COTW)**

- Replace shade structure with 8 trees and some basketball boards
- NRYS has been using pop up tent instead so they change it up
- Green up park
- Motion to approve BH/SZ, 2-0

• **ORDR00558_04_08_2024 Bartlet Mall Loan Order (COTW)**

- Rescind bond
- Attain some other grants and private fundraising then figure it out
- Motion to approve BH/SZ, 2-0

• **ORDR00557_04_08_2024 FY25 CPC Recommendations (COTW)**

#	Title	Recommended (CPC)	Council Action	Notes
1	YWCA Market St., Apartments	\$15,750		<ul style="list-style-type: none">• 4/16• David Webster

				<ul style="list-style-type: none">• Old buildings that need to be protected• 10 units of affordable house• 8 for previously homeless• 2 for disability or nursing home care• These units are very low income, income at or below 50% of low median income, or possibly 30%• It was formerly an antique home• Trying to seal it up• And protect integrity• Have contractor lined up that has provided as estimate• Withing 30 days to get this going• JM – Explain how is building is being maintained now• JM – Don't get more units• JM – Keep a set of affordable housing• JM – How will program work to maintain going forward• Extremely low income housing. Rents are between \$550-\$750.• Y is feeling inflation, cost of insurance• Rents are fixed• Operating budget for maintenance• Not a regular maintenance event, 10-15 year maintenance event• Given restricted level income• SZ – any funds towards this
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				<ul style="list-style-type: none"> • Mike Disette – new units on the back side • John Feehan – would want John to answer that • BH – Multiple letters from support as well as from AHT • Motion to approve, BH/SZ, 2-0
2	Custom House Masonry Restoration Supplemental	\$20,000		<ul style="list-style-type: none"> • 4/16 • James Russell • New resident of Newburyport • Half a million dollars has been given towards this purpose • We had a nor-easter recently and it was necessary it was proven by this storm • Water infiltration, north and east faces on the building • One of the windows had a quart of water • Hope to get going to get going on this in September • Substantially completed portico now • Further examination, patching to do a full cut • Mike Disette – less than the ask, we had more asks than money available. It was moving dollars amount where they would do the most could • Fill the difference

				<ul style="list-style-type: none">• James – will need to fill the gap here, project will need to stay the same• Not going to hear about grants until August/September. Want this project done early September. Would prefer to start as soon as possible• Not during Summer due to summer• Amelia Peabody perhaps but haven't been successful in the past.• BH – A number of grant proposals declined in the past years. Any thing that would encourage you• 4 months into the game here, not sure (James)• Specificity may appeal of this need. It's not a broad campaign. Scraping mortar isn't the most exciting granting authority.• Need more work• Damage, etc• Ability to attract donations• Would like to seal building• May be an expansion of project may need to do more flashing windows, etc. 6 had leaks, etc.• BH – Is this part of a phased approach• There was a full report that looked at strategically. There was a lead architect who lead that. Looks at
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				<p>everything from electrical to climate control, museum for artifacts</p> <ul style="list-style-type: none"> • ADA access, can we solve for it • Motion to approve, BH/SZ 1-1
3	Meeting House Emergency Room Replacement	\$64,000		<ul style="list-style-type: none"> • 4/16 • Rebecca Bryan, Doug • Douglas Latham, member of facilities • Last replaced roof in 1997 • Most recently have had several leaks in November of last year • Structural issues, ceiling joists • Had structural engineer and provided report • All of that came to \$100k • Congregation will raise funds and also raised funds • Solutions in place to try and raise additional funds • Final Stages of working out contract • Start next or in June • Family foundation awaiting this approval for half • Restriction is in place • JM – Preservation Restriction for church itself • Meeting house and church are the same building • Completion within a couple of weeks unless significant issues • Motion to approve BH/SZ, 2-0

4	The Perkins Art and Research Center Phase II	\$68,000		<ul style="list-style-type: none"> • BEthany Groff Dorau • This is to move research information to a stable environment • This is for storage and racks and coursels and things along those lines • Electrical project was in the cushing house • This is for another building on the campus • Next CPC project is for landscape restoration. That has been completed. • Provide access to fruit st. • Phase I was installation for art storage, work to stabilize • They will be installed in 6-8 weeks • Building envelope is secured • Last 2 floors will go for shelving • Cost savings possible from phase I and phase II, same company • Residents can attend museum free • BH – you have a lot stored in Cushing house library, will relocate • BH – do you have plans for space that is created • Applicant – we will do space plan • BH – This completes everything for storage projects • Applicant – always something else • SZ – Can you raise gap funds
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5	Atkinson Common Rock Tower Restoration	\$100,000		<ul style="list-style-type: none"> • Motion to approve – BH/SZ, 2-0 • 4/16 • Phase II of this project • Phase I of this project was to coat the floor and ceilings. • Stone tower • Water is erode the materials (there is no roof) • 5-6 years ago, Belville funded initial phase to replace stair • Present water destruction, cleaned up scuppers • This year is to work on the exterior stones, base of exterior has been repointed • Scaffolding and start repoint • Phase II of Phase V which is large project • Local historian to get this on historic register to get grants • Contractor to this, quote was used to inform the amount • Work last year took about 2.5 months, roughly the same • Phase III is to do the walls and some kind of roof • Phase IV new stair (temp now) made of pressure • Phase V rebuilding access to basement
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				<ul style="list-style-type: none">• BH – speak to the vision, long-term• BH – What is the value• BH – architectural feature• SPM – The parks commission and parks alliance would like to see people be able to access this at some point• Surprisingly large• HS – Mentioned trying to get on register• HS – do you think you can and what kind of grants• SPM – We think this will be listed. Once you file you can ask for grants• SPM – there are some hefty grants• CP – Bought a brick to put in there with name• SPM – think there may be a plaza near plumber ave• JM – of 3 remaining phases, plan for after restoring. Maintaing it?• SPM – Imagine once there is something on top. It'll be a lot less maintenance• JM – Don't want to come back to doing this again• SPM – divert water away to avoid this• CP – Why not do the roof the first• CP – we think it's about \$200k• SZ – harder to change once listed
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				<ul style="list-style-type: none"> • SPM – shouldn't be the case • SZ – what about gap • SPM – added 10% contingency • JD – Happy to hear there is still fundraising • JD – might be something open to the public • Jane Snow, 9 Coffin St. – This was a playground used as a child. Hope that we continue to finish because has a lot of historic value • Motion to approve BH/SZ, 2-0
6	Rehabilitation of the Firefighters Memorial	\$65,000		<ul style="list-style-type: none"> •
7	Braunhardt Bike Trail Master Plan	\$25,000		<ul style="list-style-type: none"> • 4/16 • Recommendation of the \$25k • Reduce it to that of \$75k based on mass trails application that the City has in that required a match • \$75k was about the amount requested to the grant program • This would provide the 25% match • The old I95 corridor • It is informally used by some of the public • The infrastructure is decaying • Some volunteer work over the year • It needs a vision, what does City want this to be

				<ul style="list-style-type: none">• Planning effort to a consultant to figure it out• Design and permitting• Corridor is so wide, divided way with a bike path and ped walkway because it is so wide• Lot of opportunities has invested next to nothing• Some feeling is that the time is right to try and help this out.• About a year to put something together in terms of a plan (maybe 9 months)• Really depends on funding• BH – 25% match?• Is that grant dependent on this• We may get those funds but we can't accept if we don't provide the 25%• BH – what about the other parts• There is a neighborhood there• There are some parking areas• JD – This is a blighted old spot• JM – Parks Commission did study for a pump track• JM – do we have any of their feedback of their feedback.• SPM – Coming later• JM – Is the \$25k sufficient• JM – What would be deliverables
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				<ul style="list-style-type: none">• There would be public meetings, consultant would be doing inventory and conditions assessment• You would get a report• SZ – Sounds like a huge project• Part of an attempt to figure out there is a consensus here• One of the end of the spectrum, minimal work, make it a bit safer• The other end, would be a full scale project• Alternatives analysis• Fair bit of spread of this a more major project, longer term thing• Fair amount of grant money out there. This would be a diff project than Clipper City Rail Trail, not through populated. Has some drainage• Different space here never focused, trickle of use• SZ – What happens if you don't get the \$100k grant• Scaled back approach• CP – Strikes me that this trail is little trail use. Parking. Can you expand• Physically there is an ability• BH – Birth large scale, inventory, constraints, what is there
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				<ul style="list-style-type: none"> • BH – Larger scale project, let them begin that understanding the situation. • BH – Level of decay • Jane Snow – 9 Coffin St. – Look at all the projects. Embark on something new, rather see money finish something • Motion to approve, SZ/BH – 1-1
8	William Lloyd Garrison Interpretive Sign Panel Replacement	\$2,265		<ul style="list-style-type: none"> • Held for 4/17
9	Central Waterfront Boardwalk Recon. Feasibility Study	\$75,000		<ul style="list-style-type: none"> • Held for 4/17
10	Inn St. and Patrick Stracy Sq Restoration	\$56,250		<ul style="list-style-type: none"> • Held for 4/17
11	Woodman Park Basketball	\$98,563		<ul style="list-style-type: none"> • Held for 4/17
12	Nock Tennis Courts Phase II	\$474,560		<ul style="list-style-type: none"> • Held for 4/17
13	Hill St. Gardens	\$35,000		<ul style="list-style-type: none"> • 4/16 • Karen Blustein, Back Bay Association • Replace old fence along Hill St. • Replace the fence with a nicer fence • Move it back a little • Talked to DPS, agree to project. More green space for neighborhood • Phase I replace the fence • Next year maybe add some plantings and add some art • CP – Is this City property • Yes

				<ul style="list-style-type: none"> • Same maintenance that they are doing now • They can just blow the leaves through it yet • JM – Not transferring any land • Correct • JM – Just a new fence • Correct • Neighborhood • BH – Back Bay Neighborhood Association • Put together by a resident, have gone to cemetery, block parties, collect food for local pantries, tries to help • HS – Can attest that they are active. They are doing a good job • JD – Wanted to speak to this • JD – Concur with at large, block party is fun • JD - Blighted fence • Motion to approve BH/SZ – 2-0
14	Lower Atkinson Common Improvement	\$231,589		<ul style="list-style-type: none"> • Held for 4/17
15	Min. Additional to meeting housing 10%	\$118,306		<ul style="list-style-type: none"> • Held for 4/17
Obligations				
	NHS Stadium Bond Payment	\$122,880		<ul style="list-style-type: none"> • Held for 4/17
	Cherry Hill Soccer Bond	\$11,540		<ul style="list-style-type: none"> • Held for 4/17
	Fuller Field Bond Payment	\$48,750		<ul style="list-style-type: none"> • Held for 4/17

Market Landing Bond Payment	\$280,000		• Held for 4/17
Administrative Costs	\$14,000		• Held for 4/17

Public Comment:

See above

Motion to adjourn:

Motion to adjourn BH/SZ, 2-0, 7:59pm

Recording:

<https://us02web.zoom.us/rec/share/QQK3jE-rcoucynaNLukTggYAEujfB-qreIADcYKpfJ9nvOSGITVqGICGazdJxN5Y.4 TxVWD4QpHSge m>