

**Northampton Community Preservation Committee Minutes
June 11, 2018**

Time: 7:00 pm
Place: City Hall Hearing Room, Second Floor, 210 Main Street

Brian Adams	✓
Linda Morley	✓
Julia Chevan	✓
Chris Hellman	✓
Jeff Jones	✓
Martha Lyon	✓
David Whitehill	✓
Jack Finn	✓
Planning Board Representative - vacant	
Sarah LaValley - staff	✓

Brian called the meeting to order at 7:01 PM

General Public Comment

None

Approval of April 4 2018 Minutes

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

Chair's Report

Brian stated that he attended the celebration of installation of the Leeds walking tour signage, and the signs are very well done and informative. Martha added that the project received an historic award from the Historical Commission.

Brian stated that he also attended the Live 155 opening on Pleasant Street, which had a large turnout.

Brian disclosed involvement in a nonprofit organization that provides solar opportunities to other local nonprofits. The City Solicitor and Mayor agreed that he will be able to participate and does not have a conflict of interest, but should disclose the issue to the Committee.

Expedited Application Review - Dial Self Youth Housing

Phil Ringwood, Dial Self, stated that funds will be needed in the fall. This will allow potential savings of \$50,000, as well as allowing units to be utilized sooner.

Brian stated that there will be approximately \$700,000 for all CPA purposes in FY2019.

David asked about a full construction estimate. Phil replied that this was not included in the application, but was based on a per square foot cost.

Linda asked about the original planned renovation. Phil stated that this was not put out to bid, and this had occurred before Dial Self had assumed ownership. Linda noted that if the initial estimate had been \$500,000 for eight units, it may not have been funded, and the CPC approved \$275,000 for 8-10 units. Phil agreed that more communication would have been helpful as the project began to change.

Linda asked about costs if the project were to be delayed. Scott Keiter, Keiter Construction, stated that the winter could be avoided if fully funded. \$10-15,000 would be added for a winter allowance, and of phased, continuity would be lost and costs would increase.

Martha asked about the projected \$125,000 sitework cost. Scott replied that stormwater infrastructure is being reduced, and the remainder includes demolition, utility connections, stabilization, and exterior lighting.

David noted that the project is different than the 2016 approval, and that the time constraints seem self-imposed. Scott added that Keiter was hired as the construction manager and rebidding is now in process.

Phil stated that Dial Self had been operating under the initial per square foot estimate provided by the project architect, but this did not include demolition and other sitework, or the increase in size.

Linda noted that an additional CPA request seems likely if only partial funding were provided at this point, and expressed concern about fundraising gaps.

Chris expressed concern about the project resulted in an expedited CPA request. Jeff added that more discussion would be helpful. Julia noted that requests of similar size in the previous funding round were not able to be funded due to constraints.

Jack stated that he is not concerned about partial funding at this point, as it would not commit any future CPA funding and could help to spur donations.

David asked about value engineering. Scott stated that the scope of some elements could be changed, such as vinyl siding and pressure treated decks.

Peg Keller, Housing Planner, stated that the units produced by the project are needed by the populations they will serve.

Chris moved to fund the project at \$75,000. Seconded by Jeff.

Linda stated that she would encourage fundraising, to allow a return in the fall with more details if necessary.

Jeff noted that CPA spending on affordable housing has fallen behind other categories.

David expressed concern about the architect not making available reductions that could result in cost savings.

The motion carried, 6-2.

Adjourn

The meeting was adjourned at 8:34 PM.