



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jon Bockian, Vice Chair
Bob DiRico
Dennis J. Duff
Allen Gallagher
Abigail Hammett
Jamie O'Connell
Elodia Thomas
Matthew Walter

Minutes of CPC Public Hearing and Meeting Thursday, August 15, 2024, at 7:00PM held remotely via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Bob DiRico; Dennis J. Duff; Allen Gallagher; Abigail Hammett; Jamie O'Connell; Elodia Thomas; and Matt Walter.

Others Present: Lanae Handy, Community Preservation Coordinator; Michael Lara, Watertown Housing Authority (WHA); Jackie Sullivan (WHA); Mel Miller, Preservation of Affordable Housing (POAH); Cory Mian (POAH), Linda Scott; Joyce Kelly; and Jacky van Leeuwen.

1. Call to Order

Mark Krackiewicz opened the meeting and noted it was being held remotely per the Governor's order suspending certain provisions of Open Meeting Laws.

2. Acceptance of Minutes

A. 2024-6-27-CPC-Minutes

B. **Motion:** Jon Bockian moved to accept the 2024-6-27-CPC-Minutes and Abigail Hammett seconded the motion.

Vote: Dennis J. Duff, Elodia Thomas, Jon Bockian, Mark Krackiewicz, and Allen Gallagher voted in favor. Matt Walter, Abigail Hammett, Bob DiRico and Jamie O'Connell were absent from that meeting.

C. 2024-7-18-CPC-Minutes

Motion: Matt Walter moved to accept the 2024-7-18-CPC-Minutes with amendments and Jamie O'Connell seconded the motion.

Vote: Elodia Thomas, Dennis J. Duff, Abigail Hammett, Jon Bockian, Mark Krackiewicz, Bob DiRico, Jamie O'Connell, Matt Walter, and Allen Gallagher voted in favor.

3. Committee Discussion

A. Project Eligibility Form-Willow Park Redevelopment

Motion: Jon Bockian moved that the Willow Park project was eligible to apply for CPA funds. Elodia Thomas seconded the motion.

Vote: Jon Bockian, Jamie O’Connell, Abigail Hammett, Bob DiRico Elodia Thomas, Allen Gallagher, Matt Walter, Dennis J. Duff, and Mark Krackiewicz voted in favor.

The Committee discussed accepting the Willow Park CPA application out-of-cycle. Mark framed it as the question: “What would the Committee like to see in an application?”

Elodia would like to know the exact financing deadlines and whether the Housing Authority had reached out to state legislators to find out about new state funding for housing. She would also like answers to questions from community meetings and City Councilors, such as the cost of phasing versus a complete tear-down as well as relocation and school transportation costs.

Mark wanted clarification on who the applicants are—Watertown Housing Authority, Preservation of Affordable Housing, and/or Watertown Housing Development Corporation. He also would like more information on the status of land acquisition and how that might increase the budget.

Jon wondered if the applicant would use CPA funds for pre-development.

Dennis asked how the project will treat neighbors regarding parking.

Other items raised were:

Would getting substantially through the CPA application process be enough for the state to rank the POAH application more favorably?

Will use of surplus parking owned by private companies be investigated?

Bob reminded CPC members that the City Council would like to be informed throughout the process. Elodia suggested inviting the City Council to the project presentation. Mark will inform the City Council about the status of the CPA project application and invite them to any potential project presentation.

B. Housing Consultant Contract Scope of Work (Revised)

Elodia asked for the complete document to be sent to the CPC. Mark reviewed the last housing consultant contract and pointed out that it takes a long time to get contract executed through the procurement office. The CPC agreed to do a purchase order to get Christine started if she were amenable to that.

Motion: Dennis J. Duff moved to approve a purchase order for \$4,995 for Christine. Elodia Thomas seconded the motion.

Vote: Abigail Hammett, Allen Gallagher, Matt Walter, Elodia Thomas, Jamie O’Connell, Bob DiRico, Mark Krackiewicz, Jon Bockian, Dennis J. Duff voted in favor.

C. Community Preservation Coalition Membership Dues

Mark described the Coalition’s purpose and beneficial services obtained by members.

Motion: Jon Bockian moved to renew the Community Preservation Coalition membership dues for \$7,900.

Vote: Abigail Hammett, Allen Gallagher, Matt Walter, Elodia Thomas, Jamie O'Connell, Bob DiRico, Mark Krackiewicz, Jon Bockian, Dennis J. Duff voted in favor.

D. Update on In-Person Meetings

Dennis updated the committee on finding a date to meet in the Lower Hearing room. He is still working on this. The consensus was the CPC did not want to meet in the City Council Chamber. Lanae mentioned her conversation with WCA-TV where she learned they would make every effort to staff in-person CPC meetings in the Lower Hearing Room if that space works out.

4. Chair Update

Mark reported on a meeting between CPC and Housing Trust chairs and staff. The written report is attached to these minutes. He updated the committee on the Mt. Auburn project noting architects came up with four schemes. The project has not gone before the Historical Commission. There may be some interest in the sanctuary as a community space. The site would be best developed for 1-bedroom or elderly housing to lessen parking issues. With respect to Willow Park, nothing can proceed until the state provides a 40B letter of eligibility.

5. Coordinator Update

Lanae gave project updates which are attached to these minutes. She will report on the financial information after the close out of the fiscal year and reconciliation by the Auditor. Elodia stated financial information reported in the Annual Report is incorrect and items on the financial statement from the Auditor are labeled improperly. She offered to meet with Lanae and the Auditor. Mark wanted to join that meeting.

Lanae asked if members would volunteer to host a CPC table at Faire on the Square. Several CPC members were unavailable. Given the same CPC members were able to volunteer, a few members questioned the effectiveness of tabling at Faire on the Square. They wondered if there was a better way to promote the CPA and CPC's activities. The Committee agreed not to host a table this year.

6. Adjournment

Motion: Dennis Duff moved to adjourn, and Allen Gallagher seconded the motion.

Vote: Bob DiRico, Mark Krackiewicz, Abigail Hammett, Jon Bockian, Elodia Thomas, Allen Gallagher, Dennis J. Duff, Jamie O'Connell, and Matt Walter voted in favor.

Adjournment: 8:53 PM

Attachments:

1. [Willow Park Redevelopment Project Eligibility Form](#)
2. [Housing Consultant Scope of Work \(revised\)](#)
3. [Chair Report from CPC/Housing Trust Chair and Staff Meeting](#)
4. [Coordinator's Report](#)

