



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 Meeting Thursday, November 21, 2024, at 7:00PM held remotely via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Dennis J. Duff; Allen Gallagher; Abigail Hammett; Jamie O'Connell (left at 8:01pm); and Elodia Thomas.

Absent: Bob DiRico and Matt Walter

Others Present: Lanae Handy, Community Preservation Coordinator; Mel Miller (Preservation of Affordable Housing [POAH]; Cory Mian, POAH; Michael Lara, Watertown Housing Authority [WHA]; Christine Rogers, CPC Housing Consultant; Jackie Sullivan, WHA; Olivia Fields, WHA; Viviana Veira, WHA; Vincent Piccirilli, City Council; Nicole Gardner, City Council; Anthony Palomba, City Council; Cliff Cook, Watertown Affordable Housing Trust; James Mello; Anne Schaffner; Mohamed Idelkanoun; Linda Scott; Anthony DiGiovanni, Brittany Jance; Hatie Yildirim; Katherine Tolley; Brittany Jancarik; Jacky van Leeuwen; Kathryn Madden; Angie Kounelis; Cynthia Galligan; Joan Gumbleton; Leyla, Amara, and Gloria S.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:01 PM and noted it was being held remotely per the Governor's order suspending certain provisions of Open Meeting Laws.

2. CPA Application Presentation

A. Willow Park Redevelopment

See presentation attached to these minutes.

Michael Lara pointed out there is currently a 200-family waitlist, and no ADA compliant units in Willow Park.

Cory Mian mentioned they are carrying a deferred developer's fee that doesn't get paid and boosts the total development costs for financing. She explained there was an additional property acquisition fee of \$1.5 million and \$985,151 in legacy costs to be paid to the Watertown Housing Authority. The one-time negotiated legacy fee paid by the project/POAH would make up for lost revenue in administrative fees and operating subsidies that would normally be paid for retirement, administrator salaries, and other labor costs.

Noteworthy dates on the proposed timeline include:

1. Two state pre-application deadlines of 11/25/24 and 12/11/24.
2. ZBA hearing on 12/18/24 or in January 2025

3. Assuming funding on the first time applying, state approval and award mid-year 2025.

Committee Questions

Jon Bockian 1.Has the city been asked to waive permit fees? 2.When would the project need CPA funds? 3.What level of commitment are you seeking from CPC?	1.No. Michael Lara said it would be raised soon. 2.After closing 3.The team seeks support of the project with a vote for \$4 million in funding.
Dennis J. Duff 1.Who owns the land? 2. Why not use 103 Nichols for green space?	1.The WHA owns the land, and the project will have a long-term lease of 99 years. 2. 103 Nichols would provide special needs housing in line with the mission and the original designated purpose for the land.
Jamie O'Connell 1.Explain the car and bike parking. 2.What is the community feedback on the design? 3.Would it be appropriate to condition funding on obtaining other sources? 4. What are the best practices for design of e-bike charging for fire safety?	Mel Miller 1.There are indoor bike rooms, and 145 spaces sized according to the buildings, outdoor bike racks, scattered surface parking and a two-level a parking deck. 2. The team thought about the façade materials with regard to sustainability. Cory Mian 2. The team responded to feedback from the city and their design consultant; they added parking spaces. 3. That would be okay. 4. e-bikes are not allowed in apartment buildings because they are a fire hazard.
Abigail Hammett 1.Is the line item, “reserves” a lender requirement? 2. Why only a 5% contingency? 3. What happens to the mix of funding sources if the costs escalate?	Cory 1.It is carried to ensure there is a sufficient replacement reserve for appliances, etc. Mel 2.Lenders won't allow a 10% contingency on new construction. Cory 3.The team would seek more from financiers.

Elodia Thomas 1. Who negotiated price for Nichols Ave. property? 2. Was there a public announcement for comments? 3. Was staging construction investigated? 4. How many cars for 60 units now?	Cory 1. POAH. The assessment was not accurate, and the option is for 2 years. 2. The team collaborated with Housing for All Watertown to obtain a support letter with the signatures of over 100 community members. 3. It was, and was not considered a viable option. 4. 47.
Mark Krackiewicz Will the project be financially feasible as construction and financing costs increase while rents remain low?	Cory POAH has experience with managing costs in the face of low rents and is comfortable with the operational rents.

2. Committee Discussion

A. Housing Consultant Analysis

See analysis attached to these minutes.

B. Willow Park Redevelopment CPA Application

Allen Gallagher requested an early December meeting because there was no meeting on the CPC calendar until 1/16/25. Michael Lara thought this made sense because it would improve their application that is due on 12/11/24. Mark would like to see more progress on zoning and the 40B permit before committing funding. Elodia agreed.

Christine Roger said the pre-application was not high level and would not require zoning and final drawings.

Mark asked Lanae to find a date on the calendar in early December for a CPC meeting to deliberate and develop funding conditions.

C. Acceptance of Minutes

A. 2024-10-17-Draft CPC Minutes

Motion: Dennis J. Duff moved to accept the October 17, 2024, minutes as written and Allen Gallagher seconded the motion.

Vote: Abigail Hammett, Elodia Thomas, Jon Bockian, Mark Krackiewicz, Allen Gallagher and Dennis J. Duff voted in favor.

B. Mount Auburn Cemetery Meeting Request

Mark explained Councilor Gardner contacted him about a meeting with her and the Executive Director of Mount Auburn Cemetery. He didn't feel comfortable attending without the full committee. Mark asked the committee for their thoughts about participating in a walk that would be posted as a site visit open to the public. There would be no commitment from the CPC. CPC members agreed to a spring site visit.

3. Adjournment

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

Vote: Mark Krackiewicz, Elodia Thomas, Allen Gallagher, Abigail Hammett, Jon Bockian,

and Dennis J. Duff voted in favor.

Adjournment: 9:00 PM

Attachments

1. [Willow Park Application Presentation \(11/21/24\)](#)
2. [C. Rogers Willow Park Redevelopment Application Analysis](#)