

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Community Preservation Committee
DATE: February 19, 2026
LOCATION: Beverly City Hall, Council Chambers, 3rd Floor, 191 Cabot Street
MEMBERS PRESENT: Chair Derek Beckwith, Jamie Jamieson, David Ershun, Nancy Marino, Christy Edwards, Robert Buchsbaum
MEMBERS ABSENT: Vice Chair Wendy Pearl, Heather Richter
STAFF PRESENT: Jean Delios, Community Preservation Act Coordinator
RECORDER: Kristan Patenaude

1. Call to Order

Chair Beckwith called the meeting to order at 7:00 p.m.

2. Consultation and Q & A with the CPC

The CPC encourages the public, current or potential applicants, and other interested parties to bring their questions/comments to the meeting during this 15-minute session.

None at this time.

3. CPC Project Updates

a. Girdler House Generator, Cabot Theater (pending HDC Sign Off before closeout)

This item was tabled until later in the meeting.

4. CPA Funding Round 13 – Continuing Review of Applications

Beckwith noted that the Garden City Towers Fire Protection Sprinkler System Installation project submitted a revised application which is \$477,844 less than the original application. This is helpful in the overall CPA budget for this round of applications.

R13-4 Garden City Towers Fire Protection Sprinkler System Installation - Beverly Housing Authority

Bruce McCarrier, Executive Director of the Housing Authority, explained that there were no sprinklers in this building, just standpipes. Previous work in the building included installation of elevators, replacement of the roof, installation of new boilers and a new generator. Beckwith explained that the updated application addresses many of the original questions from the Committee. The information contains line item backups and contributions from the last two fiscal years. Capital funds will be utilized, and the budget spreadsheet will be updated as the project progresses. He noted that Wendy Pearl expressed strong support for the project and

45 agreed that it meets the CPA guidelines for protection of the building. The goal is for the
46 Committee to vote on its budgetary decisions in April.

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48 Beckwith noted that a letter was received from Harbor Light in support but included a cautionary
49 sentence regarding the DOR and making sure this was not a blanket letter of support to be used
50 for other projects.

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52 **R13-5 Designate Housing Funds to the Beverly AHT - Beverly Affordable Housing**
53 **Trust**
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55 Beckwith explained that the request is to use CPA funds as other communities have, but usually
56 those communities do not have any other housing activities going on that are being funded. The
57 last application was finished two years ago, and the Trust received half the money, in part
58 because the Committee wanted to have a clearer idea of what the money would be spent for.

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60 Darlene Wynne noted that any potential project that would go before the Trust would need to
61 apply and be evaluated based on whether or not it is fundable by the CPA or further Trust
62 guidelines. The original application expressed working to support and preserve 67 existing
63 affordable housing units, deepen the affordability of 14 of those units, and extend the expiring
64 affordability term for at least another 30 years. The project was reviewed against the CPA
65 guidelines and determined to be eligible for continuing the preservation of affordable units. An
66 allotment of funds would be distributed to the Trust to make the decision. If they had any
67 questions, they would reach out to Jean Delios and consult with the City Solicitor.

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69 Wynne explained that there are not currently any projects in front of the Trust that would want to
70 wait for the funding to be available.

71
72 There was discussion regarding asked the City Solicitor questions including those about lead
73 abatement and testing being allowed.

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75 Richter: Motion that the Chair request an opinion from the City Solicitor regarding the
76 Beverly Affordable Housing Trust project types related to eligibility for CPA
77 funds, as well as terms of affordability. Ershun seconds. Motion carries (6-0).

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79 **R13-1 - Gillis Park Basketball Court Replacement - Beverly Recreation Department**
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81 Beckwith stated that Wendy Pearl expressed support for the projects submitted by the Recreation
82 Department. There is a concern regarding being mindful of the City's budget situation and
83 potential upcoming projects. He asked about the confidence in moving forward with these three
84 projects as proposed.

85
86 Bruce Doig, Recreation Department, stated that he is very confident in getting the basketball
87 court project out to bid quickly. He is confident that all of the projects could move forward at
88 this time. There are some funding sources available to fall back on, if needed.

R13-2 - Ahearn Park/Goldway Playground Renovation - Beverly Recreation Department

This item was previously addressed.

R13-3 - Gilbert Park/Bartlett Gardens Renovation - Beverly Recreation Department

This item was previously addressed.

R13-SPA2 - Central Cemetery Tomb House - City of Beverly

The Committee reviewed a list of questions for the City of Beverly projects, including to provide more details on how CPA funds being requested for the Tomb House would be used; a project scope of work and more detailed breakdown is needed; the total budget and the amount of CPA funds being requested; information about additional funding sources for the project; the name of the City coordinator for the Central Cemetery Fence and Gates project; if that project could be modified or broken down into three phases versus two phases; if the applicant could consider scaling down the first phase for the fence from the \$500,000 project; clarifying the project budget versus the quote which came in at \$575,000; and if the City is committed to the project and willing to undertake capital improvements that are of imminent danger per the study. Also, there needs to be written confirmation from the City coordinator acknowledging their role in leading this project

R13-SPA3 - Central Cemetery Fence and Gates - City of Beverly

This item was previously addressed.

R13-SPA4 - Outbuilding Roof Replacement - The Garden School

Beckwith read comments from Wendy Pearl which noted that the roofing project at the Garden School is a small investment for a high profile item on a highly visible historic building. She noted that she would like the applicant work with the HDC to finalize some details such as rafters, drip edge, shingle selection, and color. This is a good simple project which preserves the asset and protects the historic walls and interior from loss. The parent organization's identity was controversial in the past. This application is not about furthering the mission of the organization but preventing the loss of a historic building.

Beckwith explained that additional questions asked so far include that the applicant should check out both preservation and rehabilitation as the CPA categories, that HDC determination needs to be provided, that the applicant provide a list of other funds committed to the project including in kind services by the applicant or others, to clarify the population being served at the School, and to provide copies of documents that clarify the organization and mission of the school including the 501(c)(3) charter and articles of incorporation.

3. CPC Project Updates

a. Girdler House Generator, Cabot Theater (pending HDC Sign Off before closeout)

Delios stated that the Girdler House Generator is almost done. The generator was installed and connected (except to the Gas line) in November/December. They have hit a snag with National Grid which is tying the project up. National Grid initially said this generator could connect but this answer has changed multiple times. The HDC was waiting to sign off on this item noting their requirement for screening (landscaping or a white fence). The HDC has determined that they are satisfied and expect the screening to be complete in the Spring and signed off. It is unclear whether this project can be considered complete, due to the issue with the gas line, and therefore the CPA payment is on hold. Beckwith suggested that this be discussed further next month.

5. CPC Project Closeouts

a. Girdler House Generator – OOC-24

This item was previously discussed.

b. Cabot Theater – R12-6

Delios stated that this project is pending HDC sign off after they noticed a small detail (the “teeth”) still not completed on the half rose window. The project is nearly complete.

c. Balch Playground – R12-7

Delios stated that this item is ready to be closed out.

There was a question regarding adding a plaque about the contribution from the CPA funds.

6. CPC Project MOU Extension Requests

a. Cabot House Porticos – R12-2 (expires May 29, 2026)

Delios explained that the work should begin in March 2026 for the restoration of the second Cabot House portico.

Jamieson: Motion to extend the R12-2 MOU to September 30, 2026. Edwards seconds.
Motion carries (6-0).

7. Independence Park

Beckwith explained that Wendy Pearl expressed that the Committee does not have the expertise necessary and she would like some guidance from the City Solicitor’s Office regarding recommended next steps.

Buchsbaum: Motion to request guidance from the City Solicitor regarding if it would be appropriate to recoup some of the funding from the Independence Park project and the forward along the letter dated December 18, 2025, and the application and final report. Edwards seconds. Motion carries (6-0).

8. Review of Template for Reports (mid-point and closeout)

The Committee reviewed the template and made proposed amendments.

9. Approval of CPC minutes

a. December 18, 2025

b. January 22, 2026

The Committee made amendments to the minutes.

10. Other items not known in advance of the posting of this agenda

None at this time.

11. Adjourn

Jamieson: Motion to adjourn the meeting at 9:10pm. Edwards seconds. Motion carries (6-0).

Next Meeting(s): March 19, 2026