

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Community Preservation Committee
DATE: April 16, 2026
LOCATION: Beverly City Hall, Council Chambers, 3rd Floor, 191 Cabot Street
MEMBERS PRESENT: Chair Derek Beckwith, Vice Chair Wendy Pearl, Jamie Jamieson, David Ershun, Nancy Marino, Robert Buchsbaum, Heather Richter
MEMBERS ABSENT: Christy Edwards
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.

Beckwith noted that the Central Cemetery Fence and Gates project came forward with a reduced request to \$237,000 based on proposed phasing. He noted that, if all of the current projects are funded, there will be approximately \$500,000 in the General Fund in order to be able to attend to any Out of Cycle projects that come up before the next round of funding comes in from the City and State. Many of the applicants have realized that this is a tight year for funding and so there have been some reductions in project requests.

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. Lynch Park – OOC-2_2024 (expires 6/30/26)

Delios explained that the Lynch Park project has applied for a State grant. The current Out of Cycle grant should be wrapped up by June 30th. The project anticipates filing another Out of Cycle application for the match if the grant is successful.

b. Cabot Theater – R12-6 (expires 5/29/26)

Delios stated that the Cabot Theater project is moving forward. There is still some work needed to verify that the half rose window complies with the HDC requirements.

c. Balch Playground – R12-7 (expires 5/29/26)

Regarding the Blach Playground project, Delios stated that she continues to work with Bruce Doig on the project sign.

4. CPA Funding Round 13 – Continuing Review of Applications

R13-1 - Gillis Park Basketball Court Replacement - Beverly Recreation Department

Marino: Motion to approve the Gillis Park Basketball Court Replacement project in the amount of \$130,155 to come from the General Fund, under the CPA category Recreation for the purposes of Rehabilitation/Restoration. Richter seconds. Motion carries (7-0).

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

Pearl: Motion to approve the Ahearn Park/Goldway Playground Renovation project in the amount of \$250,000 to come from the General Fund, under the CPA category Recreation for the purposes of Rehabilitation/Restoration. Jamieson seconds. Motion carries (7-0).

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

Pearl: Motion to approve the Gilbert Park/Bartlett Gardens Renovation project in the amount of \$240,000 to come from the General Fund, under the CPA category Recreation for the purposes of Rehabilitation/Restoration. Richter seconds. Motion carries (7-0).

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

Pearl: Motion to approve the Garden City Towers Fire Protection Sprinkler System Installation project in the total amount of \$825,645 with \$279,998.46 to come from Community Housing and the balance to come from the General Fund, under the CPA category Community Housing for the purposes of Preservation. Ershun seconds. Motion carries (7-0).

R13-5 Designate Housing Funds to the Beverly AHT - Beverly Affordable Housing Trust

Beckwith explained that the MOU for this should reflect that, prior to actual allocation of the funds, there has to be discussion with the CPC, or at least with the Chair to affirm that the use of the money meets CPA guidelines. If there are any issues or concerns, this would then come back for discussion. He believes the question regarding whether or not this meets the criteria should be sent to the City Solicitor. There has only been one another Community Housing request this year, from the Beverly Housing Authority as just approved. In the past, having another entity

91 such as the Affordable Housing Trust has benefited applicants. It was meaningful to have
92 multiple sources providing a funding mechanism. As the funding will only be for use for CPA
93 criteria projects, there is a mechanism in the MOU to make sure that happens. It is difficult to
94 have an AHT without any funding in it.

95
96 Jamieson stated that she was convinced by the Mayor's plea that the CPA has become the only
97 source of funding for the Housing Trust.

98
99 Buchsbaum stated that the CPC previously noted that it wanted to see what the AHT would be
100 using the funds for that would be different from how the CPC would use them, and that is still
101 unclear to him. Beckwith stated that he believes they heard the CPC's intention with the criteria
102 being met. Jamieson stated that she is not so sure on this. The MOU needs to be strongly
103 designed and worded.

104
105 Richter expressed concern that the application states that, upon project completion and funds
106 expended, a report will be provided to the CPC. Beckwith agreed that a stipulation would have to
107 be added to the MOU to spell out the appropriate process for making sure the criteria are met.

108
109 Richter stated that she does not believe this project is the best use of CPC funds and she does not
110 support it. The nature of CPA is to fund things outside of the City departments.

111
112 Pearl stated that she finds it hard to execute the CPC's charge for this item, which is to approve
113 funding that fits within the statute. The City Solicitor's opinion noted that funding for lead
114 testing is not eligible. It is unclear how to make a motion for this undefined item. She believes
115 that all of the emergency and contingency items should not be funded by the CPA. The CPA
116 funds should be for projects that fit the statute.

117
118 Beckwith stated that the MOU would request a provision that the CPC Chair, full CPC, or City
119 Solicitor has to validate the criteria upfront. The City Solicitor has stated that she will review
120 anything sent to her via a formal request.

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122 Richter suggested that the AHT come before the CPC for requests as they come up using Out of
123 Cycle applications. Beckwith noted that the requests may not meet Out of Cycle requirements.

124
125 Marino stated that this request seems to be for an open-ended application with no specific
126 project. She is unclear how many people know about the AHT and what may be available
127 through it. She is confused regarding the AHT's role in this funding without a specific project in
128 mind. She suggested that the MOU could state that the funding is available for one year but will
129 be rescinded to the CPC if no projects come up. Beckwith noted that the money will not leave
130 the CPC's fund unless being reimbursed for a project.

131
132 Pearl suggested that the CPC could specifically narrow the category under which the funding
133 could be used for, as the AHT's application listed all of them.

Buchsbaum: Motion to approve the Designate Housing Funds to the Beverly AHT project in the total amount of \$64,004 to come from the General Fund, under the CPA category Community Housing for the purposes of Acquisition, Creation, and Preservation, with the one-year MOU clearly laying out the CPA's guidelines, and that the AHT will consult and confer with the CPC Chair regarding the issue of whether the proposed use of funds meets the CPA criteria. If the Chair does not concur with the AHT, the issue will be brought to the CPC as a whole or to the City Solicitor for a formal determination. Jamieson seconds.

Discussion:

Beckwith stated that he views this motion as a compromise. The AHT could come back to the CPC for additional funds through an Out of Cycle request, if needed.

Motion carries (6-1).

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

The Committee recognized Councilor Houseman for his work on the Central Cemetery requests.

Pearl asked that the regular provisions for coordination with the Historic District Commission be part of the MOU. These items could include an HDC review of the qualifications that go into the RFP and input on a draft of the proposed study.

Pearl: Motion to approve the Central Cemetery Tomb House project in the total amount of \$23,390 to come from the Historic Resources Fund, under the CPA category Historic Resources for the purposes of Preservation and Rehabilitation/Restoration, including coordination with the HDC in developing the RFP and study. Marino seconds. Motion carries (7-0).

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

Pearl: Motion to approve the Central Cemetery Fence and Gates in the total amount of \$237,000 to come from the Historic Resources Fund, under the CPA category Historic Resources for the purposes of Preservation and Rehabilitation/Restoration. Jamieson seconds. Motion carries (7-0).

R13-SPA4 - Outbuilding Roof Replacement - The Garden School

Pearl asked that the regular provisions for coordination with the HDC be part of the MOU, including a review of the proposed materials.

Beckwith suggested a claw back clause in the MOU, as this is a non-City entity.

Pearl: Motion to approve the Outbuilding Roof Replacement - The Garden School project in the total amount of \$25,672 with \$6,999.61 to come from the Historic

Resources Fund and the balance to come from the General Fund, under the CPA category Historic Resources for the purposes of Rehabilitation/Restoration, provided that the MOU include the standard claw back clause and that coordination with the HDC be included in the agreement. Ershun seconds. Motion carries (7-0).

5. CPC Project MOU Extension Requests

a. Greenenergy Park (Solar Now) – R7-6 – expires 6/30/26

Pearl: Motion to extend the R7-6 MOU to September 30, 2026. Richter seconds. Motion carries (7-0).

6. Approval of CPC minutes

a. March 19, 2026

Buchsbaum: Motion to approve the meeting minutes of March 19, 2026, as amended. Ershun seconds. Motion carries (7-0).

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

Beckwith noted that the Committee received a letter from the City Solicitor's Office regarding Mr. Jones' letter which will be further discussed at the next meeting.

8. Adjourn

Buchsbaum: Motion to adjourn the meeting at 8:30pm. Marino seconds. Motion carries (7-0).

Next Meeting(s): May 21, 2026