



John A. Boris, Chairman
Kimberley Driscoll, Vice Chairman
Charity Lezama, Treasurer
Benjamin Winthrop, Assistant Treasurer
Sue Kirby

Cathy Hoog, Executive Director

**MINUTES FOR THE
SPECIAL MEETING
WEDNESDAY, APRIL 24, 2020
10:00 a.m.**

I. Called Meeting to Order at 10:00 a.m.

This meeting was held via a Zoom Meeting due to Covid-19 Pandemic.

II. Roll Call

Present

Benjamin Shallop
Charity Lezama
John A. Boris

Absent

Sue Kirby
Kimberley Driscoll

Also Present: Cathy Hoog, Executive Director and Anne Cameron, Executive Secretary

John A. Boris, Chairman thanked everyone for joining the meeting this morning so that Cathy could get Board Approval to submit the Creative Placemaking Grant to DHCD.

III. New Business

Approval of Submission of the Creative Placemaking Grant to the Department of Housing and Community Development (DHCD)

Cathy presented and explained the Creative Placemaking Grant to the Board of Directors as follows:

Thank you for coming together last minute. We do have to have a Board Vote to submit this Creative Placemaking Grant to DHCD. Cathy said that she had discussed this with the Board a few times in previous Board Meetings. We have rallied together with North Shore CDC and the grant application is 80% complete. Cathy said that she hoped there was enough information for the Board to vote on and approve the grant to be submitted. Cathy said that she was ready and able to answer any questions the Board may have. The Creative Placemaking Application is a popular grant amongst Housing Authorities. In Massachusetts. It is a competitive grant but worth our time to get this submitted. They are looking for Housing Authorities to get creative in making some outdoor space that is inviting, engaging, inclusive and ideally that brings people

together with a project that exists already in the community so that there is a joining of forces. The timing of this grant application couldn't be more perfect because of the Palmer Cove Project which is happening adjacent to our property (Pioneer Terrace). This is an ideal opportunity for us



to partner together with the existing design team to come up with some concepts that may work and engage residents at Pioneer Terrace in the whole process of the redevelopment of the park by including some structures and some other things for the residents as part of this. One of the things the North Shore CDC is good at is engaging people in the community. The North Shore CDC is particularly good at that piece and they had an opportunity to talk with residents at Pioneer Terrace late last year and one of the interesting consensus comments that came up was that people felt like the Palmer Cove Project didn't have much to do with them. They didn't seem very interested or involved in it. We thought that that was very unfortunate and so this opportunity would give folks at Pioneer Terrace an opportunity to really get involved to have a nice piece of this restoration and to be a part of and feel like it is something that incorporates them and their development because they are right next door. The original plan stopped right at our property. If we were funded, this opportunity will continue over on to the Pioneer Terrace side and would incorporate a number of really wonderful things that people could be a part of the design team. For example, seating, shade structures, grills, adult fitness equipment and we are proposing a rubber surface where people could do stretching and outdoor yoga, and a pathway that leads from Pioneer Terrace to the park inviting folks to be a part of that and to access the park in a more safe way.

The current conditions of Pioneer Terrace are less than desirable. It is mostly broken up asphalt in the front of the property so incorporating a lovely walkway with tinted concrete and ideally down the road some art sculptures would be a huge improvement to that area. Cathy said that she had some more photos that were not included in the Board Packets showing the current conditions of the property. I can send them to all of you so that you can see what the current condition looks like. The Tenants Organizations are on Board. They will be sending a letter of support which I should have today or on Monday.

Cathy said that a big piece of the program requires us to have a lot of engagement with the community and residents which is very nice. They will be a part of the design, planning and the implementation of all of these wonderful things and be afforded the opportunity to suggest changes and bring forward new ideas. It is an all around great opportunity and Cathy is pleased that the SHA and the North Shore CDC is able to pull this application and submit it on time as long as they have the support of the Board.

Cathy asked the Board if they had any questions. She said that we are able to join forces with the design team and they will save some soft costs which is really nice. This program would be about \$500,000.00. The budget is higher than that. We have been talking with North Shore CDC about doing some fund raising for some of the other components that would go into it. It would end up being something wonderful that lots of people would end up using so all the better.

Charity Lezama said that she didn't have any questions but the design looks great and she said that she is thrilled that we are partnering with Mickey Northcutt and the North Shore CDC and that she was happy to see that the green space garden is being moved to the other side of the park. She stated that it was a great design and that the design team is great and they have been very

helpful. She thanked Cathy for putting the time in on this grant application. Charity said that she was thrilled.

John Boris thanked Charity.

Cathy said that it was her pleasure. She stated that the community gardens is a large part of this project and the gardens are being shipped over to a different part of the park. Quite a few of our residents are involved in this and we talk about this in the grant application. Cathy stated that she will expand on that more. People are involved in the Community Gardens. It is a wonderful place for people to be a part of that is meaningful and sustainable. This is a huge bonus that the community gardens are going to be completely rehabilitated. The gardens are a good center piece for this whole program.

John Boris asked if there were any other questions.

Ben Shallop asked where exactly the property line was on the plan. Charity Lezama said that the housing authority property was on the top left side. Ben said so that part outlined by a blue dotted line -- Is that the housing authority property?

Cathy said that yes it will extend a little further back as part of the project but the new part is the blue dotted line. A little piece of this goes further back to where the orange sculpture is on the plan. This is being added partially on our line and partially on the City of Salem line for folks at Pioneer Terrace to enjoy. Some of the proponents of the project go back away from the office for example the picnic tables and the bocce court and then extends around in front of Pioneer Terrace and then along the property line to the back.

Ben Shallop asked if it would affect the parking for the residents. Cathy said that they determined that a lot of people that park in that lot do not live at Pioneer Terrace. There are 3 people that park on the street. Cathy said that they will be able to create spaces for them but they would be further up the street and would not be right in front of their building. Ben Shallop: So there will not be a loss of parking for residents? Cathy said: "no" that was a concern of mine. Ben Shallop asked about the sculpture location. Cathy said that is a conceptual thought that we were hoping to be able to engage or to have some local artists participate with some sculptures that could be swapped out in a series. Ben said that he was okay with that idea and that any opportunity that they might have to erect sculptures or monuments of people of color or woman in Salem that he would be advocating for that. Cathy said that they are hoping to form a connection with the Peabody Essex Museum and potentially have a few different types of sculptures out there. This is an important point. Cathy said that she agrees. Ben said that as long as the sculptures are not of men that concord something that he would be okay with it. Cathy said that she understood. The partnership with the North Shore CDC and the museum that they have created down at the point and the access that they have to different artists and potentially new artists who are looking to get noticed is wonderful. Cathy said that she thinks that the future is more on up and coming and meaningful artists and future artist type work down there.

John Boris asked Ben if there were any other questions and he said no, that the parking was his main concern.

John Boris asked if there were any other questions or comments. Cathy said “no” and that she appreciated everyone coming together and that she appreciates all the support on this grant application.

Cathy also informed the Board that she would be submitted the CPA grant on April 29, 2020, however that grant does not require a board vote.

Ben Shallop moved to approve the submission of the Creative Placemaking Grant to the Department of Housing and Community Development (DHCD). Charity Lezama seconded the motion and the vote is as follows:

<u>Ayes</u>	<u>Nays</u>
3	0

IV. Other Business/Late Communications

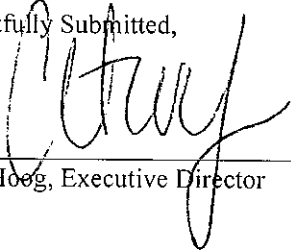
There was no other business or late communications.

V. Adjournment


Charity Lezama moved that the Board adjourn the Special Meeting of April 24, 2020 at 10:18 a.m. Ben Shallop seconded the motion and the vote was as follows:

<u>Ayes</u>	<u>Nays</u>
3	0

Respectfully Submitted,



Cathy Hoeg, Executive Director



Anne M. Cameron, Executive Secretary