

NEW JERSEY HISTORIC TRUST

NJHT Board of Trustees
Board Meeting
Wednesday, June 12, 2012
Department of Community Affairs Building, Trenton, Mercer County

Call to Order

Mr. Perks called the meeting to order at 10:04 a.m.

Open Public Meetings Act

Ms. Guzzo notified the Board that notice of the meeting was made in accordance with the New Jersey Open Public Meeting Act.

Roll call

Ms. Guzzo called the roll and confirmed the meeting had a quorum.

Trustees present: Raymond Arcario, Carolann Clynes, Peter Lindsay, Deborah Kelly, Ken Miller, Chris Perks, Patricia Salvatore, Daniel Saunders, and Elan Zingman-Leith.

NJHT Staff present: Dorothy Guzzo, Glenn Ceponis, Catherine Goulet, and Lauren Giannullo

Also present: Leslie Mole and Shawn Glen of the Jacobus Vanderveer House

Approval of Minutes

Mr. Zingman-Leith made a motion to approve the minutes from the March board meeting which was seconded by Ms. Kelly. The motion passed.

Welcome of New Board Members

Mr. Perks welcomed the new board members, Ms. Patricia Anne Salvatore and Mr. Peter Lindsay. Mr. Lindsay provided a brief introduction of himself as did Ms. Salvatore.

Communications

Ms. Mole and Mr. Glen representing the Jacobus Vanderveer House came to the Board meeting to thank the Historic Trust for its support of the restoration of the historic residence. They also thanked the Board for the award of its most recent planning grant, which will assist in programming and interpretation at the site. The two summarized the accomplishments of past Trust grants and thanked Ms. Adams of the Trust for her assistance during the grant process. Mr. Perks thanked Ms. Mole and Mr. Glen for their advocacy for the site and for coming to the meeting.

Ms. Guzzo announced that on Wednesday June 26th there will be the grand unveiling of a new heritage tourism kiosk in Morristown. The kiosk was funded through the License Plate fund. Ms. Guzzo encouraged members of the Board to attend the ceremony. Ms. Guzzo notified the board of an open house at the Oswald Nitschke House in Kenilworth on June 15th. The Trust was

invited to an opening of the Visitor's Center at Monmouth Battlefield on June 13th. Mr. Arcario noted that this project was a long time coming and is a worthy project. Ms. Guzzo notified the Board that Christ Church Shrewsbury was celebrating the opening of an exhibit on historic images of Christ Church on June 22nd.

Reports of Officers

Chair:

No report.

Vice chair

No report

Treasurer:

Mr. Saunders referenced the Treasurer's report included in the Board packet. Mr. Saunders reported that the Trust finances are in order. Based on current figures there are sufficient funds for administrative costs and staffing for a couple of years. Mr. Saunders further reported that approximately \$1.8 million is available for a possible grant round. There is also available in the License Plate Fund approximately \$161,000 for heritage tourism grants. While this is good news, the larger issue is that there is no clear income stream that can be incorporated into future planning. Ms. Guzzo reported that approximately \$90,000 previously held on reserve by the State for administrative purposes has been released back to the Trust. There were no questions for the Treasurer.

Secretary:

Mr. Arcario referenced the meeting minutes in the Board packet.

The Board asked for an update on the Treasury Department's plan for the former Greystone psychiatric facility. Mr. Arcario, acting as the Treasury Department representative for Trust Board, provided a summary of the process to date including the preparation of an extensive condition/hazardous mitigation/demolition report and the preparation of a reuse feasibility study. Mr. Arcario notified the Board that Treasury also solicited a Request for Expression of Interest (RFEI) from developers for the reuse of the main building at Greystone. Treasury received six responses to the RFEI, which closed at the end of May. Treasury is currently evaluating those responses and will advise the Treasurer and Governor and then decide how to move forward. Mr. Arcario stated that he expects Treasury to make public the RFEI responses sooner rather than later by posting it on Treasury's website. Treasury will also consider creating a link of the information to the Historic Trust after they confirm there is no proprietary information in the documents.

A number of Board members were encouraged that Treasury received six responses to its RFEI. Mr. Arcario stated that he expected more responses and that more and varied responses may have increased the level of energy that redevelopment could actually be possible at the site. Mr. Arcario stated that the main battle that exists is that the building is falling down due to fifty years

of deterioration. This unfortunately may be the larger lesson learned. In the future, hopefully the state will have the ability to address issues at existing historic resources that are currently serviceable before they get too deteriorated. For example Trenton State prison and Rahway Prison which are historic and continue to be used.

Mr. Miller asked Mr. Arcario if the RFEI was for the reuse of just the main building at Greystone. Mr. Arcario confirmed it was and added that it sits on 90-acres of land. If the State divests its interest in the building it becomes a local issue in terms of zoning and planning. Mr. Perks reaffirmed that it is a big issue and thanked Mr. Arcario for the update.

Executive Director's Report

Ms. Guzzo referenced the Executive Director's and the staff reports in the Board packet. Ms. Guzzo reported on the success of the recent NJ History and Historic Preservation Conference held at the Newark Museum on June 6th. Three hundred and sixty-eight people attended the conference with many of the Trust Board members in attendance. This was the first year combining the annual historic preservation conference with the history issues conference. A post conference survey overwhelmingly supported keeping the combined conference. While a few comments implied that the history issues conference was less represented, most comments showed a strong balance with the combined conference. A preliminary review of the evaluations shows an excellent or very good response to the sessions and included good substantive comments. The conference raised significant funds and was financially self-sustaining. Ms. Guzzo reported that the night before the conference was sponsored by the Advocates for New Jersey History. Clem Price was the featured speaker at the event, which included an awards ceremony. Ms. Guzzo stated that planning is beginning for next year's conference. Ms. Kelly thanked Ms. Guzzo and the Trust staff for their work on the conference. Ms. Guzzo stated that the staff of the Newark Museum was great and provided tremendous assistance. Ms. Kelly and Mr. Miller also stated that it was great having the availability of public transportation at the conference and that many people appeared to take advantage of it.

Ms. Guzzo reported that she is working with Linda Barth of the League of New Jersey Historical Societies and Doug Aumack of the Middlesex County Cultural and Heritage Commission to develop a contest to help commemorate New Jersey's 350th anniversary. The League of New Jersey Historical Societies has offered to market and oversee the contest. We want county involvement. The contest would focus on identifying meaningful buildings. There would be nominal prize money provided by the Historic Trust (i.e. 1st \$150, 2nd \$100, and 3rd \$50) and the contestants would be judged in different age groups (three children groups and an adult category). Possibly give the adult category \$350 grand prize and have the prize money in each age category add up to \$350. The contest would dovetail in with the other events planned for the State's 350th anniversary. It was suggested that possible award \$350 to the overall winner in recognition of the 350th anniversary then possibly give certificates for an honorable mention. The Board supported the Trust's continued involvement in developing the contest and awarding the prize money.

Ms. Guzzo reported that the Historic Trust was able to secure the reproduction rights to the DVD *Our Vanishing Past*, originally produced by NJN. The Trust has the right to sell the DVD, but can only charge the cost of reproduction and shipping. The Trust cannot make a profit from its sale. We gave a DVD to all attendees of the History and Preservation Conference. The Trust has approximately 150 copies to distribute.

Ms. Guzzo provided a brief legislative update on Senate Bill 2788, authorizing the Trust's current planning grant round. The bill was heard in Committee June 6th and it passed the Assembly Budget and Appropriations Committee. It is expected to pass by the end of June (*the bill passed both house and signed into law by the Governor on August 9th*). Senator Bucco introduced a resolution to allocate \$500,000 from the Historic Trust's 2009 voter-approved fund for Sandy related uses. We do not know if this bill will move forward. Mr. Saunders suggested reaching out to the Senator's office to explain the purpose of the fund and how the money is currently being distributed.

Ms. Guzzo provided an update on the progress of the Capital Needs Survey. Howard Green is continuing his efforts and a draft of the report is expected sometime this summer. The report will present the preservation needs in the state, but will also discuss past accomplishments. The Trust intends to disseminate the document through its web site and possibly on disc. We do not intend to print the report for distribution. Mr. Perks requested that members of the Board have an opportunity to look through the report when it is ready.

Ms. Guzzo reported that the Historic Trust and Historical Commission have continued to work on the pilot program on building board leadership and capacity as begun in its Best Practices initiative. We received three strong responses to our RFP to lead the program. We are looking for funding partners for the program. The cost will be \$36,000. We submitted a letter of intent to the Fund for New Jersey, but were turned down. We also considered the Dodge Foundation, and although they have a board capacity building initiative, they do not fund history organizations. We are considering a grant from the Institute of Museum and Library Services (IMLS). The grant application is not due until December and their decision is not for another ten months so that would push this initiative far off. The idea of approaching banks for the money was also raised. Mr. Perks referenced a state program that utilized corporate giving, but he did not have the details readily available. Ms. Salvatore asked if private institutions that formerly funded NJN could be a source of funding. Ms. Guzzo responded that there are not many organizations funding history. Ms. Salvatore asked if the 1772 Foundation was a possible source. We have been hesitant to approach the 1772 Foundation because they are already providing funding to the Historic Trust for a capital grant program and they had recently funded a similar board capacity program for African American organizations through the National Trust for Historic Preservation. Mr. Miller suggested that perhaps the 1772 Foundation could direct us to other potential funding sources. Ms. Salvatore mentioned that the PNC Foundation is another possible source. They have a rolling application process and they have provided funding to history organizations. Mr. Perks asked if the Board could be supplied with a prospectus of the program so that they could approach potential funders. Ms. Salvatore volunteered to reach out to the PNC Foundation. Ms. Guzzo stated that the pilot program would probably include five organizations.

The organizations have not been selected yet, but would come from a list of past Historical Commission's GOS grant recipients and would include organizations that are directly in charge of historic resources. The bigger idea is to institutionalize the program following the pilot.

Ms. Guzzo reported that the National Trust has offered a grant to Preservation New Jersey to hire staff. *(At this point in the meeting Ms. Kelly recused herself from the discussion and left the room).* Ms. Guzzo said the \$10,000 grant would help fund a part-time person to coordinate with SHPO, FEMA, and local groups among others regarding rebuilding efforts. PNJ is looking to raise additional funds to match the grant. Ms. Guzzo asked if the Historic Trust would be willing to match the NTHP grant in order to extend the time the person could work at PNJ. Ms. Guzzo reported that there is money in the (FY 14) Trust Budget that can be used to partner with PNJ. Mr. Zingman-Leith stated that it was a good use of the funds if we have them. There was no opposition from Board members. Mr. Arcario suggested speaking with Senator Bucco to explain what we are doing regarding Sandy assistance. If the Board is in agreement, \$10,000 will be budgeted in September for this Sandy line item. The Board provided a consensus to budget the money. Mr. Saunders reiterated the tremendous need for someone to interact with the local groups and get them needed technical information, so this is a great way to address the need. Ms. Guzzo remarked that this could provide vital lessons to be used if another disaster strikes.

Report of the Department of Community Affairs

No Report

Report of the Department of Environmental Protection

Mr. Saunders reported that the Historic Preservation Office continues to be consumed by the aftermath of Superstorm Sandy and will be for the foreseeable future. For those buildings in the designated flood plain you are having to deal with raising buildings in addition to rebuilding. Mr. Saunders reported that there are a lot of adverse effects to historic properties and how to mitigate for affects. It is a very challenging and difficult time for the office. Staff still has to do its normal regulation work as well as Sandy related work. Mr. Saunders announced a public meeting with FEMA for Saturday June 15th. Mr. Perks asked if the HPO has been able to hire new staff. Mr. Saunders said there was money to hire staff, but it has not happen yet. He said there will be some cultural resource staff at DCA providing oversight with the CDBG money. Mr. Miller asked about the need to elevate historic resources. Mr. Saunders gave the example of Mantoloking where the whole historic district was affected. Mr. Saunders reported that overall of all the buildings destroyed by the storm, 33% of them were historic. The storm has had a big impact on historic resources.

Report of the Department of Treasury

See Secretary's Report

Reports of the Standing Committees

Grants & Loans Committee

Ms. Kelly referenced the Grants & Loans Committee Report in the Board packet and began with a discussion on each request for extension. The recommendations are presented below.

Requests for Extensions

Grantee: New Jersey Sea Grant Consortium
Project: Fort Hancock Barracks Building #22
Grant Award No.: 2010.0029
Grant Award: \$23,210.00
Drawdown: 80.00%
Municipality: Middletown Township
County: Monmouth

The Committee recommends an extension to the work period to February 15, 2015 and the grant period to August 15, 2015.

Grantee: Atlantic County Division of Parks and Recreation
Project: Bethlehem Loading Company Archaeological Historic District
Grant Award No.: 2000.H044
Grant Award: \$ 30,000.00
Drawdown: 0 %
Municipality: Mays Landing
County: Atlantic

The Committee recommends an extension to the grant period to July 29, 2014.

Grantee: Trenton City
Project: Douglass House and Jackson Street Bridge
Grant Award No.: 2008.2109
Grant Award: \$534,901.00
Drawdown: 0%
Municipality: Trenton
County: Mercer

The Committee recommends an extension of the grant agreement to August 6, 2016 with the condition that a contract be awarded by the City within one year (June 2014).

Grantee: Peters Valley Craft Center
Project: Bevans
Grant Award No.: 2008.0095
Grant Award: \$33,000.00
Drawdown: 80%
Municipality: Layton
County: Sussex

The Committee recommends an extension to the work period and grant period to December 31, 2013 to resolve the scope of work accomplished and actual amount spent on the work product, and to complete the grant close out documents.

Grantee: Save Ellis Island
Project: Laundry Hospital Building
Grant Award No.: 2004.2133
Grant Award: \$731,368.00
Drawdown: 87%
Municipality: Jersey City
County: Hudson

The Committee recommends an extension to the work period and grant period to December 31, 2013 to complete the project and close out documents.

Grantee: Bayshore Discovery Project
Project: Bivalve Shipping Sheds and Wharves
Grant Award No.: 2009.0049
Grant Award: \$50,000.00
Drawdown: 80%
Municipality: Commercial Township
County: Cumberland

The Committee recommends an extension to the work period and grant period to July 29, 2014 to complete and close out the project.

Grantee: Paterson City
Project: Downtown Commercial Historic District Design Guidelines
Grant Award No.: 2009.0046
Grant Award: \$18,000.00
Drawdown: 0.0%
Municipality: Paterson City
County: Passaic

The Committee recommends an extension to the work period to December 31, 2013 and to the grant period to June 30, 2014 in order to provide sufficient time to complete all close out materials.

Grantee: Center for Community Arts
Project: Franklin Street School
Grant Award No.: 2006.2106
Grant Award: \$750,000.00

Drawdown: 19.35.0%

Municipality: Cape May

County: Cape May

The Committee recommends an extension to the work period and to the grant period to December 31, 2014.

Mr. Ceponis provided an update on grant 2000.2041 East Point Lighthouse. There continues to be issues with the NJDOT and FHWA moving the grant forward. NJDOT is looking for alternative methods to FHWA's typical procedures for administering the grant and moving the project forward. The project remains worthwhile. *The Grants & Loans Committee recommends giving the applicant an extension to June 30, 2014 to let a construction contract and June 30, 2015 to close out the grant.*

Following a review and discussion of the requests for extensions Ms. Clynes made a motion and Mr. Zingman-Leith seconded the motion to grant the extensions as presented. The motion passed unanimously.

An update was provided on the 2004 Carnegie Library grant. Letters were sent to the Mayor of Camden and the Chief Executive Officer of Cooper Ferry Partnership notifying them that the grant agreement will expire on June 13, 2013. The Trust has received no response to its inquiries for an update. With no action the grant will be left to expire and \$400,000 will be returned to the grant fund for future allocation.

An update was provided on Ellis Island. Save Ellis Island has reported that the National Park Service is focused currently on reopening the Statue of Liberty. This is expected by July 4th and is taking priority. Save Ellis Island has been trying to complete grant related activities in the Laundry Building, but has received mixed signals from the Park Service regarding its plans for the south side of the island. Save Ellis Island and Trust staff encourages the Trust to reach out to the regional Park Superintendent to schedule a meeting to get a better understanding on the Park Service's plans for the south side of the island. The Grants & Loans Committee recommends that the Trust send a letter to the National Park Service's regional director, Dennis Reidenbach, to request a meeting to discuss future plans. *Subsequently the Trust was invited to a meeting of the Park Service, NY and NJ SHPOs, and the National Trust for Historic Preservation. That meeting ended up being postponed.*

1772 Foundation Grants

Prior to a discussion of the recommendation of grant application and awards, Ms. Guzzo asked Board member to review recusal forms regarding any potential conflicts with the list of applicants. Ms. Guzzo then presented an overview of the program. Ms. Guzzo pointed out that the Grants & Loans Committee is recommending the reallocation of \$4,140 remitted back from last year's grants to Evergreens in order to complete its project. Last year Evergreens was awarded less than what it requested due to a shortfall of funds, this reallocation will allow them

to complete the proposed work. Ms. Kelly made a motion seconded by Mr. Saunders to award the funds to Evergreens. The motion passed unanimously.

Ms. Guzzo then presented a slide show for each recommended project within the first grouping of 21 projects. A motion to award the grants as presented was made by Mr. Zingman-Leith seconded by Ms. Clynes. The motion passed unanimously.

At this point Mr. Perks recused himself from discussions and left the room. The grant award for the Benjamin Cooper House was then presented and past grants to the site discussed. Ms. Guzzo reminded the Board that the building is privately owned, but they are working with a nonprofit organization. The nonprofit staff has been very responsive and is working closely with the owner. Mr. Miller asked if the applicant had the matching funds. Ms. Adams responded in the affirmative. Mr. Lindsay conveyed concerns that once the roof is stabilized that squatters do not move back in and harm the building again. Ms. Adams reported that the owner has since secured the site. Ms. Guzzo then presented the project for Pomona Hall in Camden. Ms. Kelly motioned to award grants as presented to the Benjamin Cooper House and Pomona Hall, seconded by Ms. Salvatore and passed unanimously.

At this point in the meeting Mr. Perks returned to the room and Mr. Zingman-Leith recused himself and left the room. Ms. Guzzo then presented the recommended project for the Physick Estate in Cape May. Mr. Saunders made a motion to award the grant as presented, seconded by Mr. Miller and passed unanimously.

Mr. Zingman-Leith returned to the room and Ms. Kelly recused herself and left the room. Ms. Guzzo then presented the recommended projects for the 1867 Sanctuary, Crosswick Community Center, and Paulsdale. Mr. Miller then made a motion to accept the recommendations as presented, seconded by Ms. Salvatore. The motion passed unanimously.

Ms. Kelly returned to the room and Ms. Guzzo then reviewed the projects not recommended for funding. Mr. Lindsay asked what the circumstances were for the Academy in Stillwater not being recommended for funding. Ms. Goulet explained how the project did not meet the eligibility criteria established by the 1772 Foundation, but were recommended to reapply in the future meeting the criteria.

Ms. Guzzo then explained how the list of recommended projects would be forwarded to the 1772 Foundation for its July Board meeting. The Trust will also supply to the 1772 Foundation with a summary report on the 2012 grants. We expect we will be able to inform the applicants in August on whether they will receive a grant or not.

Ms. Salvatore commented that the grants from the 1772 Foundation are important and one of the few sources of grant funds if you are not eligible for GSPT funding.

Ms. Kelly reported that since there is approximately \$1.8 million left in our grant fund that the Grants & Loans Committee was considering a 2014 grant round focused on disaster

preparedness (option 4 in the Committee report). Ms. Guzzo explained that since organizations won't have much money available for preparedness that the Committee was considering reducing our typical match requirement for planning grants. The Committee is asking the Board if it is interested in a grant round for 2014 and if so is it interested in reducing the size of the match for this type of grant. We do not know if a referendum will make it onto the ballot this year; however, we do have sufficient funds for a limit grant round regardless of a ballot referendum. Mr. Zingman-Leith supported running a grant round regardless of a referendum and supports lessening the match (to as low as 5%) requirement for this grant round. Mr. Saunders and Ms. Guzzo clarified that the grants would be similar to a level I grant which could be used for planning, but also some funds for implementations (i.e. raising a heating system off the floor). If the Board agrees with this idea it would require a change in the Trust rules to allow for the reduced match. Ms. Guzzo stated that she would look into the rule change process and timeline. The Grants & Loans Committee also suggested that all future preservation plans include a section or chapter on disaster management. We would not announce this round until we know if there would be a ballot initiative. In the mean time we will look into rule change. Mr. Zingman-Leith made a motion to change the rules as discussed and lower the match requirement for disaster preparedness projects, seconded by Mr. Saunders and passed unanimously.

Discover New Jersey History License Plate Fund

Ms. Kelly announced that Economic Impact on Heritage Tourism survey is out. We are expecting results of the report in July.

Ms. Kelly reported that the Grants & Loans Committee spent a lot of time reviewing the current program and recommends increasing the maximum amount of the grant from \$3,000 to \$5,000 to better address need. A number of technical things from the guidelines were reviewed and changed. Mr. Zingman-Leith made a motion to increase the maximum amount of the Discover New Jersey History License Plate Fund grant awards to \$5,000, seconded by Ms. Clynes. The motion passed unanimously.

Heritage Tourism Workshops

Ms. Guzzo reported that we are not getting a lot of applicants through the License Plate Fund program and has suggested providing workshops to educate potential applicants of heritage tourism needs at sites and ways to address those needs. A series of three workshops would be offered. Ms. Guzzo reviewed the content of each of the three workshops. The workshops would require approximately \$5,500 to pay for facilities and workshop leaders. Workshop fees would reimburse some of the costs of the workshops and go back into the fund. Ms. Guzzo would lead the first workshop. Ms. Salvatore made a motion to release \$5,500 for the workshops, seconded by Mr. Zingman-Leith. The motion passed unanimously.

Mr. Arcario asked if the Division of Travel & Tourism is able to provide any assistance with the study or the workshops. Ms. Guzzo responded that they conducted the study once we provided \$44,000 in funding. Mr. Arcario thought they would be good partners for the workshop. Ms. Guzzo agreed, but said that the Division is not interested in partnering in this way. There had

been a long discussion with the Division following the Heritage Tourism Master Plan completion, however they were more focused on marketing complete itineraries, which do not exist for heritage sites. NJHT would probably have to take on creating travel itineraries ourselves if we wanted a heritage tourism presence on the state's tourism website.

Easements and Acquisitions

Mr. Arcario referenced the Committee's report in the Board packet and presented two requests for the Historic Trust to hold perpetual preservation easements. Both applications were submitted by the United States Postal Service for a Post Office in Princeton and a Post Office in Lakewood. The Postal Service intends on selling each property and the New Jersey Historic Preservation Office is requiring a perpetual easement on each property as a condition of the sale. The Princeton Post Office contributes to a National Register listed historic district and the Lakewood Post Office has been determined eligible for listing on the National Register of Historic Places. Mr. Arcario made a motion to accept the easement donation for each property, seconded by Mr. Miller. The motion passed unanimously.

Mr. Arcario and Mr. Ceponis reviewed the request of the 1759 Vought House organization for the demolition of nineteenth and twentieth century additions to the Vought House. The preservation plan for the building cites original construction issues, subsequent deterioration prior to the organization's acquisition of the property as well as future interpretation of the site as justification for the removal of the additions. Mr. Saunders stated that there are significant challenges with the house including the costs of restoration. Mr. Zingman-Leith concurred that there are basically two questions that need to be addressed prior to allowing the demolition – is there sufficient documentation to accurately recreate the building's eighteenth century appearance and have the additions gained significance in their own right. Mr. Perks also pointed out that the organization could apply in the future for grants to address the deteriorated condition of the additions and bring the whole building back into service. Mr. Ceponis said that he along with staff of the Historic Preservation Office were going to go to the site to meet with the organization and architects to go over the various issues and concerns.

Mr. Arcario briefly reviewed the updates on other potential perpetual easement sites as presented in the Committee's report.

Legislative and Policy

No Report

Education and Outreach

No Report

Fiscal oversight

No Report

New business

Mr. Perks said that the election of officers will take place at the September Board meeting and he needs volunteers for the nominating committee. Following the acceptance of Volunteers the nominating committee consists of Mr. Perks, Ms. Kelly, and Mr. Arcario. The Committee will present its recommendations at the September Board meeting.

Closed Session

At 12:15 pm Mr. Perks, the Board Chair, asked for a motion to go into closed session in order to discuss the Trust's contract for the preparation of a History of the Preservation Movement in New Jersey. At 12:38 pm the meeting was reopened to the public. No formal action was taken.

Public Comment:

No Public Comment

Adjournment There being no additional business, Mr. Miller made a motion to adjourn, which was seconded by Ms. Kelly and passed by unanimous consent. The meeting adjourned at 12:40 pm.