



# CPC Meeting

## June 21st, 2023



# Agenda

- Committee Introduction
- Citizens Speak
- Meeting Minutes Approval - May 16th Minutes
- Reorder of Committee Officers
- Open Seat on Committee - Select Board to Appoint
- Grant Agreements - Update
- Administration Role - Update on Julia's on-going support role & increase in workload
- Budget Update
- Summary of Eligibility Applications Received
- Schedule & Future Dates for Presentations of Eligibility Applicants

# Community Preservation Committee - Reorder of Officers & Open Seat



Rob Levash  
Chair  
Select Board Appointee  
**Term Ends July 1st**



Jenny Russell  
Vice-Chair  
Select Board Appointee



Pete Jackson  
Treasurer  
Select Board Appointee



Linda Weld  
Member  
Historical Commission



Tom Callahan  
Member  
Affordable Housing Trust



Ted Carroll  
Member  
Parks Commission



Wendy Garpow  
Member  
Conservation Commission



Cheryl Toulias  
Member  
Planning Board



Joe Duffy  
Member  
Housing Authority



Kathleen O'Donnell  
Past Member &  
Consultant

# Grant Agreements - Update



Kathleen O'Donnell  
Legal  
Consultant

| Application/Project                      | CPA Category:           | CPA Funding Requested: | Total Project Cost: |
|--|-------------------------|------------------------|---------------------|
| 1 Affordable Housing Trust               | Community Housing       | \$ 533,000             | \$ 19,970,000       |
|  | Total:                  | \$ 533,000             | \$ 19,970,000       |
| 2 Forbes House                           | Historic Preservation   | \$ 288,995             | \$ 440,047          |
| 3 Town Lock-Up                           | Historic Preservation   | \$ 220,000             | \$ 500,000          |
| 4 Spaulding Garden Masonry Stabilization | Historic Preservation   | \$ 16,450              | \$ 16,450           |
|  | Total:                  | \$ 525,445             | \$ 956,497          |
| 5 Turners Pond Path Improvement          | Open Space & Recreation | \$ 75,000              | \$ 150,000          |
| 6 Milton Farmer's Market - Wharf Park    | Open Space & Recreation | \$ 25,000              | \$ 25,000           |
| 7 Peverly Playground                     | Open Space & Recreation | \$ 40,000              | \$ 40,000           |
| 8 Pope's Pond Pedestrian Bridge          | Open Space & Recreation | \$ 125,000             | \$ 225,000          |
| 9 Milton American Baseball               | Open Space & Recreation | \$ 31,446              | \$ 36,844           |
| 10 Milton Pickleball Courts              | Open Space & Recreation | \$ 19,300              | \$ 19,300           |
| 11 Upper Gile - LED Lighting Upgrades    | Open Space & Recreation | \$ 288,822             | \$ 328,822          |
|  | Total:                  | \$ 604,568             | \$ 824,966          |
| Total CPA Requested Funding:             |                         | \$ 1,663,013           | \$ 21,751,463       |

- 2022 - Stipend of \$138.46 Bi-Weekly - ~\$3,600/Year
- 2022 - Hours Average?
- 2023 - Workload to Increase Substantially - +More Applications

***Correspondence, Creating Agendas, Creating Presentations***

- Suggestion to increase Stipend to \$7,200/Year

## Community Preservation Committee

### 2023 CPA Budget

|  | FY 2022             | FY 2023               | FY 2024               | Sub-Total:            | FY 2023 Funding:       | Grand Total:          |
|--|---------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| <b>Surcharge Residential Receipts:</b>   | <b>\$751,058.00</b> | <b>\$791,738.00</b>   | <b>\$795,000.00</b>   | <b>\$2,337,796.00</b> |                        |                       |
| <b>Surcharge Commerical Receipts:</b>    |                     | <b>\$26,205.00</b>    | <b>\$28,500.00</b>    | <b>\$54,705.00</b>    |                        |                       |
| <b>State Match Receipts:</b>             |                     | <b>\$289,243.00</b>   | <b>\$250,500.00</b>   | <b>\$539,743.00</b>   |                        |                       |
| <b>Sub-Total CPA Funds:</b>              | <b>\$751,058.00</b> | <b>\$1,107,186.00</b> | <b>\$1,074,000.00</b> | <b>\$2,932,244.00</b> | <b>-\$1,663,013.00</b> | <b>\$1,269,231.00</b> |
| <b>Administrative Funds (5%)</b>         |                     | <b>\$46,049.00</b>    | <b>\$52,300.00</b>    | <b>\$98,349.00</b>    |                        | <b>\$52,300.00</b>    |
| <b>Community Housing (10%)</b>           | <b>\$75,350.00</b>  | <b>\$103,000.00</b>   | <b>\$104,500.00</b>   | <b>\$282,850.00</b>   | <b>-\$103,000.00</b>   | <b>\$179,850.00</b>   |
| <b>Historic Preservation (10%)</b>       | <b>\$75,350.00</b>  | <b>\$103,000.00</b>   | <b>\$104,500.00</b>   | <b>\$282,850.00</b>   | <b>-\$103,000.00</b>   | <b>\$179,850.00</b>   |
| <b>Open Space &amp; Recreation (10%)</b> | <b>\$75,350.00</b>  | <b>\$103,000.00</b>   | <b>\$104,500.00</b>   | <b>\$282,850.00</b>   | <b>-\$103,000.00</b>   | <b>\$179,850.00</b>   |
| <b>Budgeted Reserves (65%)</b>           | <b>\$525,008.00</b> | <b>\$752,137.00</b>   | <b>\$708,200.00</b>   | <b>\$2,031,394.00</b> | <b>-\$1,354,013.00</b> | <b>\$677,381.00</b>   |

Total Available Funds:

**\$1,216,931.00**

Equally Distributed (33%):

**\$405,644**

# FY 2024 - Eligibility Applications Received



| Application/Project                   | CPA Category:                | CPA Funding Requested: | FY2023 Applicant | Total Project Cost: | Eligibility?        |
|---------------------------------------|------------------------------|------------------------|------------------|---------------------|---------------------|
| 1 Affordable Housing Trust            | Community Housing            | 33%                    | YES              | TBD                 | YES                 |
| 2 Winter Valley Building Six          | Community Housing            | TBD                    | NEW              | TBD                 | YES, through Trust? |
|                                       | Total:                       | \$ 400,000.00          |                  | TBD                 |                     |
| 3 Forbes House                        | Historic Preservation        | \$ 211,410             | YES              | \$ 2,500,000        | YES                 |
| 4 Town Lock-Up                        | Historic Preservation        | \$ 280,000             | YES              | \$ 500,000          | YES                 |
| 5 Cemetery Headstone Repair           | Historic Preservation        | \$ 100,000             | NEW              | TBD                 | YES                 |
| 6 Milton Art Center Windows           | Historic Preservation        | \$ 20,000              | NEW              | \$ 50,000           | MAYBE, on Register? |
| 7 Eustis Estate                       | Historic Preservation        | \$ 80,000              | NEW              | \$ 165,000          | YES                 |
| 8 Observatory Fence Repair            | Historic Preservation        | \$ 25,000              | NEW              | \$ 25,000           | YES                 |
|                                       | Total:                       | \$ 591,410             |                  | \$ 3,240,000        |                     |
| 9 Mobile Bandstand                    | Open Space & Recreation      | \$ 133,950             | NEW              | \$ 133,950          | NO                  |
| 10 Manning Park - Pergola             | Open Space & Recreation      | \$ 750,000             | NEW              | \$ 750,000          | YES                 |
| 11 Basket Court - COA                 | Open Space & Recreation      | \$ 75,000              | NEW              | \$ 75,000           | YES                 |
| 12 Milton American Baseball - Andrews | Open Space & Recreation      | \$ 40,000              | YES              | \$ 45,000           | YES                 |
| 13 Peverly Playground                 | Open Space & Recreation      | \$ 250,000             | YES              | \$ 250,000          | YES                 |
| 14 Popes Pond Pedestrian Bridge       | Open Space & Recreation      | \$ 40,000              | YES              | \$ 4                | YES                 |
| 15 Popes Handicap Access (Study)      | Open Space & Recreation      | \$ 40,000              | YES              | \$ 40,000           | YES                 |
| 16 Kelly Field Dugouts                | Open Space & Recreation      | \$ 176,500             | NEW              | \$ 204,000          | YES                 |
| 17 Open Space Restriction             | Open Space & Recreation      | \$ 100,000             | NEW              | \$ 100,000          | YES                 |
| 18 Brook Walk - Study                 | Open Space & Recreation      | \$ 30,000              | NEW              | \$ 30,000           | YES                 |
| 19 Brooks Stadium Upgrades            | Open Space & Recreation      | \$ 350,000             | NEW              | \$ 400,000          | MAYBE               |
| 20 Estuary - Study                    | Open Space & Recreation      | \$ 60,000              | NEW              | \$ 60,000           | YES                 |
| 21 East Milton Square - Flower Pots   | Open Space & Recreation      | \$ 7,550               | NEW              | \$ 7,550            | NO                  |
| 22 Andrews Park - Water Station       | Open Space & Recreation      | \$ 10,000              | NEW              | \$ 10,000           | MAYBE               |
| 23 Glover Outdoor Classroom           | Open Space & Recreation      | \$ 1,372               | NEW              | \$ 1,372            | YES                 |
|                                       | Total:                       | \$ 1,922,872           |                  | \$ 2,106,876        |                     |
|                                       | Total CPA Requested Funding: | \$ 2,914,282           |                  | \$ 5,346,876        |                     |

# FY2024 CPC Projects - Schedule



Committee  
Preservation Projects  
**Eligibility  
Applications Due**  
**JUNE 1, 2023**

Committee Meeting  
Eligibility Applicants  
Presentations  
**JULY 2023**

Committee Meeting  
Eligibility Applicants  
Presentations  
**JULY 2023**

Committee Preservation  
Projects  
**Funding Applications  
Due**  
**SEPTEMBER 29, 2023**

Committee Meeting  
Funding Applicants  
Project Review  
**OCTOBER 2023**

Draft Articles & Motions  
under articles to be sent  
to Select Board and  
Warrant Committee  
**JAN-MAR 2024**



REVIEW OF ELIGIBILITY APPLICATIONS

**JUNE 21 2023**  
Committee Meeting

**JULY 2023**  
Committee Meeting  
Eligibility Applicants  
Presentations

**AUG 1, 2023**  
Committee  
Preservation Projects  
**Funding Applications  
Open**

REVIEW OF FUNDING APPLICATIONS

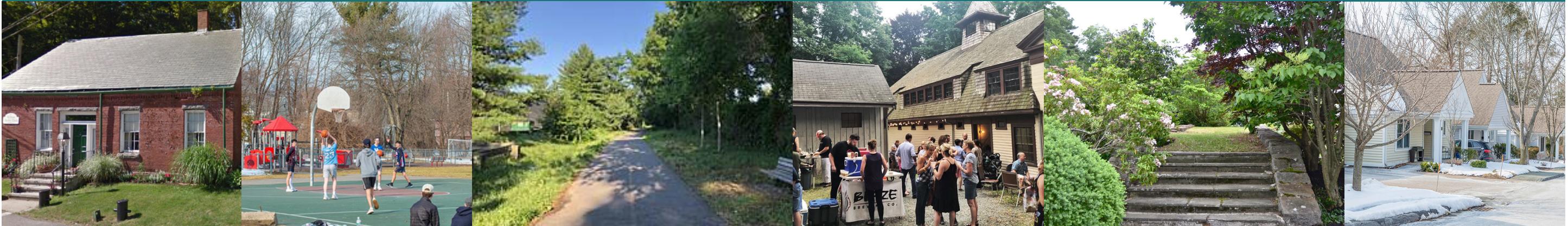
**OCTOBER 2023**  
Committee Meeting  
Funding Applicants  
Project Review

**NOVEMBER 2023**  
Committee Meeting  
Funding Applicants  
Project Review

**MAY 2024**  
Spring Town Meeting  
- Community  
Preservation Projects  
are recommended  
to Town Meeting for  
Appropriation



Grant Agreements with  
successful applicants  
**JULY 2024**



# Thank You!



# Allowable Spending Purposes

| Project Eligibility & Terms <sup>1</sup>  | Community Housing   | Historic Preservation   | Open Space   | Recreation   |
|---|---|---|--|--|
|   | <p><i>Housing for low &amp; moderate income individuals and families, including low- or moderate income seniors age 60+</i></p> <p>+Moderate income is less than 100% of US HUD Area Wide Mean (AMI).</p> <p>+Low Income is less than 80% AMI</p> | <p><i>Buildings, structures, vessels, real property, documents, or artifacts</i></p> <p>listed on the State Register of Historic Places or determined by the Historic Commission to be significant in the history, archeology, architecture, or culture of Milton</p> | <p><i>Land to Protect:</i></p> <p>-existing and future well fields -acquifiers and recharge areas-watershed land-agricultural land-grasslands-fields-forest land-fresh and salt marshes and other wetlands-ocean, river, stream, lake, &amp; pond frontage-beaches, dunes, and other coastal lands-lands to protect scenic vistas-land for wildlife or nature preserve-land for recreation</p> | <p><i>Land for active or passive recreational use including but not limited to:</i></p> <p>-community gardens -trails-noncommercial youth and adult sports-use as a park-playground-or athletic field</p> <p>Shall not include horse or dog racing, artificial turf, or the use of land for a stadium, gymnasium, or similar structure</p> |
| <b>ACQUIRE</b><br><i>Obtain by gift, purchase, devise, grant, rental, lease or otherwise.<sup>2</sup></i>   | YES   | YES   | YES  | YES  |
| <b>CREATE</b><br><i>To bring into being or cause to exist.<sup>3</sup></i>  | YES   | NO  | YES  | YES  |
| <b>PRESERVE</b><br><i>Protection of personal or real property from injury, harm, or destruction.</i>  | YES   | YES   | YES  | YES  |
| <b>REHABILITATE/RESTORE</b><br><i>Capital improvements, or the making of extraordinary repairs for the purpose of making (a resource) functional for its intended use including but not limited to improvements to comply with ADA, MAAB<sup>4</sup>, and other federal, state, local regulations, or access codes, or federal standards for historic properties.</i> | YES<br><i>If acquired or created using CPA funds</i>  | YES   | YES<br><i>If acquired or created using CPA funds</i>   | YES  |
| <b>SUPPORT</b><br><i>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals &amp; families who are eligible for community housing, or to an entity that owns, operates, or manages such housing for the purpose of making housing affordable.</i>                                | YES   | NO  | NO   | NO   |

1- This Chart is adapted from versions created by the Department of Revenue and the Community Preservation Coalition 2- Specifications for eminent domain can be found in MGL c.44B§.5(e)

3- Seideman vs. City of Newton, 452 Mass. 472 (2008)

4- ADA - Americans with Disabilities Act; MAAB - Massachusetts Architectural Access Board