ARTICLE 49 APPROPRIATION/ COMMUNITY PRESERVATION FUND

To see if the Town will vote to make appropriations from the Community Preservation Fund for eligible community preservation projects; for community preservation reserve accounts for historic preservation, open space and recreation, and affordable housing; for Community Preservation Committee administrative expenses or other eligible expenses; or take any action related thereto.

(Inserted at the request of the Community Preservation Committee)

VOTED:

(1) That the Town take the following actions regarding dedicated CPA project area reserves:

(a) Transfer the sum of $300,000 from FY2018 Community Preservation Fund revenues To a CPA Open Space and Recreation Reserve account, for later Town Meeting appropriation for open space and recreational land purposes;

(b) Transfer the sum of $300,000 from FY2018 Community Preservation Fund revenues to a CPA Community Housing Reserve account for later Town Meeting appropriation for community housing purposes; and

(c) Transfer the sum of $300,000 from FY2018 Community Preservation Fund revenues to a CPA Historic Preservation Reserve account for later Town Meeting appropriation for historic preservation purposes.

(7-0)

COMMENT:

These accounting transfers, taken immediately prior to the CPA project appropriation votes that follow, ensure that the Town complies with the legal requirement to either appropriate or reserve at least 10% of annual CPA revenues (in this case, FY16 + FY18) in each of the three CPA project areas.

Although the transferred funds are immediately recommended for appropriation in their entirety in the following CPA project votes, this action ensures that the Town maintains compliance should Town Meeting reduce or reject the recommended appropriations, or does not become retroactively out of compliance with state law should any approved project not proceed as planned.

FY16 actuals: $1,311,512; FY18 estimated: $1,579,552; Total: $2,891,062

(2) That the Town take the following actions to appropriate funds for 2018 CPA projects, with each

project considered a separate appropriation:

(a) Appropriate the sum of $100,000 from Community Preservation Fund revenues to the Town of Arlington's *Arlington Reservoir Master Plan and Survey* project for the preservation of open space and the rehabilitation of recreational land, said funds to be expended under the direction of the Park and Recreation Commission and the Community Preservation Committee;

(b) Appropriate the sum of $65,000 from Community Preservation Fund revenues to the Town of Arlington's *Whittemore Park Revitalization Project Study* project for the preservation of open space and historic resources, said funds to be expended under the direction of the Department of Planning and Community Development and the Community Preservation Committee;

(c) Appropriate the sum of $552,900 to the Town of Arlington's *Spy Pond Edge and Erosion Control Phase II Implementation* project for the preservation of open space, $300,000 being appropriated from the CPA Recreation and Open Space Reserve account and $252,900 being appropriated from Community Preservation Fund revenues, such funds to be expended under the direction of the Conservation Commission and Community Preservation Committee; and further that the Town Manager be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs though the Land and Water Conservation Fund Act (P.L. 88-578, 78 Stat 897) to support this project through the development of trails and access on the Town-owned parcels of land at Spy Pond Park (ID 9-3-1, 9-3-3) and Scannell Field (ID 9-4-1) already restricted parcels under Article 97, and dedicated for park and recreation purposes under M.G.L. Chapter 45, Section 3 and under the control of the Arlington Park and Recreation Commission, and that the Town Manager be and is hereby authorized to take other such actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the Conservation Commission;

(d) Appropriate the sum of $56,783 from Community Preservation Fund revenues to the Mystic River Watershed Association's *Mill Brook Linear Park Pilot Study* project for the preservation of open space and the rehabilitation of recreational land, subject to the condition that a grant agreement with the Town be executed, said funds to be expended under the direction of the Mystic River Watershed Association and the Community Preservation Committee;

(e) Appropriate the sum of $643,213 to the Town of Arlington's *Robbins Town Garden Water Features* project for the preservation of historic resources, $300,000 being appropriated from the CPA Historic Preservation Reserve account and $343,213 from Community Preservation Fund revenues, said funds to be expended under the direction of the Town Manager and the Community Preservation Committee;

(f) Appropriate the sum of $115,000 from Community Preservation Fund revenues to the Town of Arlington's *Update Arlington Historic Resources Inventory* project for the preservation of historic resources, said funds to be expended under the direction of the Department of Planning and Community Development and the Community Preservation Committee;

(g) Appropriate the sum of $64,920 from Community Preservation Fund revenues to the Town of Arlington's *Old Burying Ground/Mt. Pleasant Tomb Repair Study* project for the preservation of historic resources, said funds to be expended under the direction of the Town Manager and the Community Preservation Committee;

(h) Appropriate the sum of $500,000 to the Housing Corporation of Arlington's *20 Westminster* project for the creation of affordable community housing, $300,000 being appropriated from the CPA Community Housing Reserve account and $200,000 being appropriated from Community Preservation Fund revenues, subject to the condition that a grant agreement with the Town and an affordable housing deed restriction for the property be executed, such funds to be expended under the direction of the Housing Corporation of Arlington and the Community Preservation Committee;

(i) Appropriate the sum of $100,000 from Community Preservation Fund revenues to the Housing Corporation of Arlington *Downing Square* project for the creation of affordable community housing, subject to the condition that a grant agreement with the Town and an affordable housing deed restriction for the property be executed, such funds to be expended under the direction of the Housing Corporation of Arlington and the Community Preservation Committee.

(7-0).

COMMENT:
The Committee recommends the above CPA projects to Town Meeting for FY2018 funding, having carefully vetted each application for compliance with the CPA law, feasibility, importance, cost justification, sustainability and other criteria. Each project is described elsewhere in this report.

A portion of the Town of Arlington's *Spy Pond Edge and Erosion Control Phase II Implementation* project may qualify for partial reimbursement through a grant from the federal Land and Water Conservation Fund as administered by the Massachusetts Executive Office of Energy and Environmental Affairs. As a procedural requirement, the grantor requires certain elements be included in the language of the authorizing vote to specifically document and ensure the continued protection of the subject parcels for recreational use, should the Town be successful in obtaining the grant.

(3) That the Town take the following actions regarding reserves and administrative expenses:

(a) Appropriate $78,978 from FY2018 Community Preservation Fund revenues to the CPA Administrative Expenses account for eligible FY2018 administrative expenses, such funds to be expended under the direction of the Community Preservation Committee.

(b) Transfer $614,270 from FY2018 Community Preservation Fund revenues to the CPA Budgeted Reserve for later FY2018 Town Meeting appropriation for any CPA purpose.

COMMENT:

(a) The CPA committee is once again requesting the maximum 5% appropriation for CPA administrative expenses. The account is treated as a reserve to be used only as necessary, with the unspent balance returned at the end of each fiscal year to Arlington's general CPA fund for future CPA projects, as required by law. The purpose of the administrative expenses account is to protect the town's operating budget from CPAC operating costs wherever allowed by state law. Depending on the new proposals brought before the committee, such expenses could include legal consultation, environmental or land surveys, or other due diligence required of the committee to vet proposed CPA projects, costs that would otherwise fall on the general operating budget. The CPA committee also requires some staff support for administering the CPA program; using CPA administrative funds for this purpose avoids unnecessary use of regular town employee time funded by the operating budget.

(b) $614,270 is the anticipated balance of new CPA revenues remaining after the recommended transfers and appropriations above. Transferring this balance into the CPA Budgeted Reserve allows Town Meeting access to these monies for later appropriation in FY2018 for CPA projects, should it so desire.

Respectfully submitted by:
Andrew Bengtson *Board of Selectmen appointee*
Kin Lau *Arlington Redevelopment Board**

Eric Helmuth (Vice Chair) *Board of Selectmen appointee*
David Levy *Board of Selectmen appointee*
Leslie Mayer *Arlington Park and Recreation Commission*
Richard Murray *Arlington Housing Authority*
JoAnn Robinson *Arlington Historical Commission*
Clarissa Rowe (Chair) *Board of Selectmen appointee*
Chuck Tirone *Arlington Conservation Commission*
* Starting January 2017.
Mike Cayer served as the ARB appointee to the CPAC through December 2016.