

TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

JUN 23 4:58:30
BARNSTABLE TOWN CLERK

REGULAR MEETING AGENDA COMMUNITY PRESERVATION COMMITTEE

DATE OF MEETING: Monday, June 26, 2023

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting will be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed through the Channel 18 website at <https://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.
Link: <https://zoom.us/j/87190260687>
Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 871 9026 0687
3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Sarah.Beal@town.barnstable.ma.us so that they may be displayed for remote public access viewing.

Meeting materials will be available at

<https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone is taping this meeting and to please make their presence known

Call to Order:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from April 24, 2023.

Letters of Intent:

- Letter of Intent from Barnstable Land Trust requesting \$905,000 in Community Preservation Open Space Funds for acquisition of a Conservation Restriction on Lots 3 and 4, total 5.5 acres located on Wheeler Road, Marstons Mills and fronting on Middle Pond. Application for a Massachusetts Land Grant for \$480,000 will be submitted and will reimburse the Community Preservation Fund if granted. Entire project cost for purchase of 9.5 acres by BLT is \$1,825,000 with a Conservation Partnership grant of \$175,000 being applied for by BLT to fund acquisition of Lot 1. Lot 2 will be acquired through funds raised by private foundations and donors.

Applications:

- Updated vote of the CPC for reauthorization for the use of Sturgis Library's remaining balance in the amount of \$36,714 for replacement of the archive climate control system.

Correspondence Received:

- CP Fund Balances – Director of Finance Mark Milne
- Letter of withdrawal -Trustees of Reservations Re: Armstrong-Kelley Park Application

Project Updates:

- Unitarian Church of Barnstable CPC Application was approved at the April 6, 2023 Town Council public hearing. Funding is available.
- Phase 3 & 4 CCRT Applications from the Department of Public Works were approved at the April 6, 2023 Town Council public hearing. Funding is available.
- Osterville Recreation Playground CPC Application from DPW was approved at the April 27, 2023 Town Council public hearing. Funding is available.
- Barnstable Land Trust - Bowles Field Conservation Restriction \$150,000 acquisition. *Conservation Restriction was approved at the June 15, 2023 Town Council meeting. Closing has been scheduled for June 29, 2023.*
- An appraisal for 2320 Meetinghouse Way, West Barnstable was ordered and received. Further studies of the property for water purposes and community housing are underway.

Member Discussion:

- Annual Community Preservation Committee public hearing July 17, 2023.
- Changes to the CPC process/requirements.

Public Comment:

General Discussion:

Adjournment:

Annual Community Preservation Committee Public Hearing July 17, 2023 5:30 p.m.

Next Regularly Scheduled CPC Meeting July 17, 2023, 6:30 p.m.

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation

Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
 Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grassetti – Town Council Liaison

Monday, April 24, 2023
Regular CPC Meeting DRAFT Minutes
Remote Access Meeting via Zoom Link: <https://zoom.us/j/88696104425>
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
James Tenaglia	Present
Deborah Converse	Absent
Stephen Robichaud	Present
Farley Lewis	Present
Jessica Rapp Grassetti – TC Liaison	Present

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known.” No one present was recording the meeting.

Call to Order (Roll Call)

Present: Terry Duenas – **yes**, Marilyn Fifield – **yes**, Katherine Garofoli – **yes**, Tom Lee – **yes**, James Tenaglia – **yes**, Stephen Robichaud – **yes**, Farley Lewis – **yes**, and Lindsey Counsell - **yes**.

Minutes

The motion of Katherine Garofoli to approve the March 20, 2023, Regular Community Preservation Committee Meeting Minutes as submitted was seconded by Tom Lee. Motion carried with a roll call vote: **Yes – 8, No – 0.**

Letters of Intent

None received.

Applications:

- The Trustees of Reservations updated their Application requesting \$170,000 in Community Preservation Recreation Funds for the creation of the Children's Play Garden at Armstrong Kelley Park, 675 Main Street, Osterville, Map 141, Parcel 038. Total Park rehabilitation project cost is \$1,425,000 with \$1,255,000 committed in matching funds.

Tom Lee recused from reviewing this Application.

Elizabeth Keary Soule, Project Manager from Trustees of Reservations, was present with Jennifer DuBois, Managing Director of Conservation. Ms. Soule clarified that the Application is intended to replace the one approved by the Community Preservation Committee (CPC) in 2022 and is not an additional request for funds. She explained that the scope of the request is very much the same as the previous Application except that the request to support the walkways throughout the park has been removed. She called the landscape architects' updated drawings of the garden very much in keeping with the previous Application: a nature-based, site-specific children's play garden intended to be used by visitors of all ages in a playful and engaging way, with welcoming signage sited that also acknowledges CPA funding, if approved.

Chair Counsell reported that he had visited the site and noted the work that was being performed but had difficulty identifying where the children's play area was going to be located. He said that a site visit with the Trustees would be helpful for the Committee to better understand the project. Ms. Soule replied that the location was the same as the site visit last summer, with the same general layout and signage, but agreed that it is difficult to visualize right now. Ms. Jennifer Dubois said she understood that the attorneys have been working on a way to secure the Town's Community Preservation Act (CPA) fund commitment on this project. She noted that the CPA legislation does not require a permanent Restriction for a play area, but the Trustees agree with the Town that the mission of the Trustees is to keep this property open for public use and enjoyment without general entrance fees and to maintain the children's play area, replacing components as needed. Chair Counsell replied that an agreement needs to be in place before any Community Preservation (CP) funds for the project can be released. He also noted that the CPA language is not specific regarding Recreation projects, but a Restriction of up to 30 years is allowable. Ms. Soule referred to plans to have programs in both the larger garden as well as the children's garden, with an engagement manager who would play with the children and hold programs in that space. There was discussion regarding charging for use of the park, and clarification that it is open to the public at no charge when there are no functions at the park. Chair Counsell said that once the language of the agreement has been worked out through the Legal Department, a site visit could be scheduled for CPC members, after which there would be a final CPC vote to recommend approval to the Town Council.

- Sturgis Library - Request for reallocation of a portion of the \$165,000 CPC grant previously awarded to be used now for the replacement of a climate-control unit. The original project was completed under budget, resulting in unspent CPC grant funds.

Ms. Lucy Loomis, Sturgis Library Director, reported that the Sturgis Library project was completed with \$40,000 remaining in grant funds. She explained that the library came in under budget by doing repairs rather than replacing items in the building project, and, during the project, it was realized that the archival climate-control system was deteriorating, and getting parts was difficult. She called it one of the most important pieces of equipment at the library, keeping the archival space at a constant temperature and humidity ideal for storage of documents and photographs. She explained her diligence in pursuing estimates over the course of 8 months, although receiving only 2 responses. She said she would like to request that the remaining grant money be reauthorized so it could be used to pay for the replacement of the climate-control system. Chair Counsell noted the lowest bid of \$33,204 for replacement of the system and clarified that the vote is for reauthorization of unspent funds with recommendation to Town Council for approval. Ms. Loomis noted that the quotes are from 8 months ago and said the price could change and suggested reauthorization for up to the remaining grant funds' total of \$40,000.

Motion was made by Tom Lee and seconded by Katherine Garofoli to approve and recommend the reauthorization of up to \$40,000 of the remaining unspent previously-granted funds to Sturgis Library under Town Council Order 2022-035 for replacement of the Sturgis Library's archival climate-control system.

Roll Call Vote: Terry Duenas - yes, Marilyn Fifield - yes, Katherine Garofoli - yes, Tom Lee - yes, Farley Lewis - yes, Steve Robichaud - yes, James Tenaglia - yes, and Lindsey Counsell - yes. Vote: 8 yes – 0 no. Motion carried.

Dicussion:

- Pastor Angela Menke Ballou of the Cotuit Federated Church requested a discussion with CPC regarding options for the Historic Preservation Restriction required for the Cotuit Federated Church's CPA grant.

Pastor Angela Menke Ballou narrated a PowerPoint presentation outline. She said that, after meeting with CPC, the Cotuit Federated Church went back to the Mass. Historical Commission (MHC) who then sent them back to CPC. She said tonight's objective is to remind what was approved by the Committee and Town Council and share the consequences that would be experienced if the Cotuit Federated Church was unable to receive the Community Preservation funds that were approved for just under \$180,000. Pastor Menke Ballou provided historical background and the timeline of the application process that led to a final denial of a Historic Preservation Restriction by MHC as outlined in MHC's February 3, 2023, correspondence. She noted that if a loan were used in place of the Community Preservation funds, it would cost \$195,000 including interest if paid back over 20 years. She referred to the plan revisions made by the Cotuit Federated Church at the request of the Barnstable Historical Commission on the assumption that they would improve eligibility for CP Historic Preservation funds. She further referred to perceived discrepancies she had discovered among towns regarding Restriction requirements, citing the Town of Sandwich CPC that released funds and allowed completion of the First Church of Sandwich project without the recording of a Restriction. She said that MHC has most recently encouraged the Cotuit Federated Church to see if the Town would hold the Historic Preservation Restriction document.

Chair Counsell explained that the Undesignated Fund only refers to funds that are beyond the required 10% dedicated to three areas of the program: 1) Open Space/Recreation, 2) Historic Preservation, and 3) Community Housing. He clarified that funds transferred from the Undesignated category for use under a specific category of the CP programs must follow the eligibility criteria for that program. He explained that the reason there are discrepancies between the way different towns administer CP funds is because each of the 200+ Community Preservation communities in the State is allowed to tailor their own rules as to how they disburse funds. The Town of Barnstable Community Preservation Committee has set its own criteria for Restrictions, and other towns' rules have no bearing on this.

Public Comment

Amy Fish said she is serving as co-moderator of the church and on the building committee and expressed gratitude for CPC's assistance so far, while offering to assist in getting the funds released.

Jennifer Loughran said the building is important to the community and serves the needs of many, especially with the new community hall, and she requested options and suggestions from CPC members and Town Councilors present.

Discussion by CPC members included consideration of changing CPC rules allowing private Restrictions, which have never been allowed, along with the reminder that Barnstable CPC has always required the Historic Preservation Restriction approved by MHC to be recorded prior to receiving CP funding for Historic rehab projects. It was also noted that 1) Barnstable CPC has approved the granting of funds to several other religious organizations whose Historic rehab. projects qualified for MHC approval of a Preservation Restriction, and 2) CPC voted more than once to recommend funding the Cotuit Federated Church project.

Pastor Menke Ballou referred to a Cape Cod Commission Fact Sheet, noting that the Community Preservation Act is not specific as to whether a Historic Preservation Restriction is required when CPA money is expended on a Historic Preservation project, reminding that the church is not purchasing property, but only restoring. She felt that there is a misunderstanding as to what is required. Chair Counsell said there is no misunderstanding, as the CPC can adopt its own rules that are consistent with the CP Act, and this is one of them: i.e., Barnstable CPC requires all Historic Preservation projects to have the Historic Preservation Restriction approved by the State. He explained that this partners the Town with the State, providing back-up to enforce the various components of the Restriction including maintenance and upkeep of the building, and without a State-backed Restriction, the Town would be responsible for this on its own. He noted that the Town has not ever been willing to hold private Restrictions since adopting the CPA in 2006, as the CPC is allowed to require a perpetual Restriction in return for the grant funds. Chair Counsell noted that, of the dozens of Historic Preservation projects funded by CPC, the Cotuit Federated Church is the only one that has been denied State approval of the required Historic Preservation Restriction.

CPC discussed why MHC denied the Preservation Restriction, with Chair Counsell noting that the church had been altered so many times that it lost its historic character and value, as indicated by MHC correspondence. He said the church risked going forward with the project work to be reimbursed by CP funds, which unfortunately did not

receive State approval for the Restriction in the end. He noted also that the building had previously not been included in the two adjacent historic districts in Cotuit because of extensive alterations. Marilyn Fifield said she felt that everyone involved is sorry for this outcome and that all have learned from this experience. She referred to the MHC letter of September 20, 2022, addressed to Attorney Harris, that conveyed the opinion of MHC staff that the work undertaken does not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, as required by the Community Preservation Act. She reminded that this is not only a requirement for the State Historic Preservation Restriction but also required for CPA historic rehabilitation funding per MGL, Chapter 44B - the Community Preservation Act. Without meeting this requirement for Historic Preservation Rehabilitation funding under the Community Preservation Act, she noted, the project is ineligible for Community Preservation funds.

Correspondence Received:

- Letter from Pastor Angela Menke Ballou of the Cotuit Federated Church requesting review of options for a Preservation Restriction.
- Email from Pastor Angela Menke Ballou of the Cotuit Federated Church to CPC providing the timeline of the Cotuit Federated Church's project.

Project Updates:

Chair Counsell reported the following updates:

- Unitarian Church of Barnstable CPC Application was approved at the April 6, 2023, Town Council public hearing.
- Phase 3 & 4 CCRT Applications from DPW were approved at the April 6, 2023, Town Council public hearing. It was noted that the bikeway is still on track to begin construction of Phase 3 in January, 2024.
- Osterville Recreation Playground Application from DPW is scheduled for Town Council public hearing on April 27, 2023.
- An appraisal for 2320 Meetinghouse Way, West Barnstable, was ordered and received. Further studies of the property will be pursued for water purposes and Community Housing.

Member Discussion:

- Meeting Format for May 15, 2023, CPC meeting.
 - It was decided that the May 15, 2023, CPC meeting will be held remotely.
 - It was decided that the July and August Regular CPC meetings will be held remotely.
- Annual Community Preservation Committee Public Hearing is scheduled to be held in person Wednesday, June 21, 2023, 5:30 p.m. in the 2nd Floor Hearing Room, Town Hall. It was decided to move the Regular CPC meeting for June to be held the same night.

Public Comment:

None

General Discussion:

None

Adjournment:

Motion to adjourn was made by Terry Duenas and seconded by Tom Lee. Roll Call Vote: Terry Duenas – yes; Marilyn Fifield – yes; Deb Converse – yes; Tom Lee – yes; Katherine Garofoli – yes; Farley Lewis – yes; Stephen Robichaud – yes; James Tenaglia – yes; Lindsey Counsell – yes. Motion carried: Yes – 8, No – 0.

Meeting adjourned at 6:31 p.m.

Next Regularly Scheduled CPC Meeting May 15, 2023

List of documents/exhibits used by the Committee at the meeting:

Exhibit 1 –CPC Agenda, April 24, 2023.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the March 20, 2023, meeting.

Exhibit 3 – The Trustees of Reservations Updated Application for Armstrong-Kelley Park, Main Street, Osterville.

Exhibit 4 – Sturgis Library request for reauthorization of previously-granted CP funds and supporting documents to be used for replacement the climate control system.

Exhibit 5 – Letter from Pastor Angela Menke Ballou, Cotuit Federated Church, to CPC.

Exhibit 6 – Email from Pastor Angela Menke Ballou of Cotuit Federated Church to CPC with the timeline of the Cotuit Federated Church’s project.

Exhibit 7- PowerPoint Presentation – Cotuit Federated Church.

Respectfully submitted,

Ellen M. Swiniarski

Community Preservation Coordinator

Planning & Development Department

and edited by CPC Clerk Marilyn Fifield

Please Note: The list of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that, if it so votes, the Committee may go into Executive Session for specified allowable reasons. The Committee may also act on items in an order other than they appear on this agenda.

*** Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**



June 21, 2023

To the Members of the Town of Barnstable Community Preservation Committee:

I am writing to submit this Letter of Intent for funding to preserve land on Wheeler Road in Marstons Mills, adjacent to Barnstable Land Trust's Fuller Farm property and connecting to the Town's Danforth property.

Project Name: Wheeler Holly Preserve

Owner: Wheeler Realty Trust
Location: 150 and 178 Wheeler Road, Marstons Mills
Acres: 150 Wheeler Road – 7.8 acres
178 Wheeler Road – 1.7 acres
Total – 9.5 acres
Map & Parcel: 150 Wheeler Road – 082011
178 Wheeler Road - 103109002
Purchase Price: \$1,825,000
Timeline: Closing in June, 2024

Barnstable Land Trust is working to purchase two parcels totaling 9.5 acres on Wheeler Road in Marstons Mills. The properties have frontage on Middle Pond and abut the Barnstable Land Trust's 22-acre Fuller Farm property. Purchase of these properties will allow for conservation of high value natural resources and recreation access to a potential trail through the Wheeler property connecting Fuller Farm, the Town of Barnstable's Danforth property, and West Barnstable Conservation area.

The properties have the following important conservation values:

- Have approximately 600 feet of shore front on Middle Pond containing NHESP priority habitat for rare species
- Half of property lies within BioMap3 – Core Habitat/NHESP
- The entire property lies within BioMap3 – Critical Natural Landscape NHESP
- Contains many specimen holly trees grown by one of the country's premier holly nurserymen.

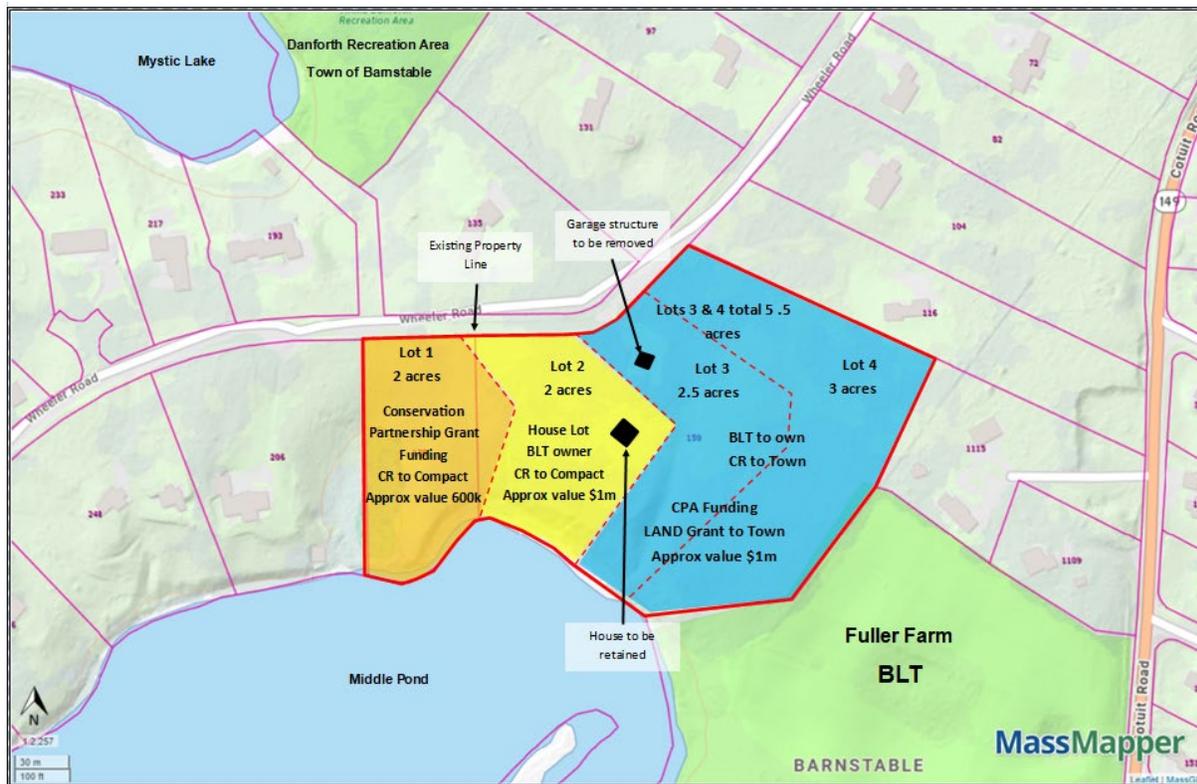
Historic Significance: The properties have been owned by the Wheeler Family for decades and were one of Wilfrid Wheeler's holly nurseries for many years.

Timeline for Preserving the Land: The property is under verbal agreement and closing is scheduled for June 2024 to meet the requirements of the MA Conservation Partnership Grant and LAND Grant Programs, whose applications are due July 13 and July 17, 2023.

Funding Request

Barnstable Land Trust seeks \$905,000 in Community Preservation Act funds. CPA funding will assist in the acquisition of proposed Lots 3 and 4 on the sketch plan below. BLT will support the Town in applying for a \$480,000 LAND grant from the Commonwealth of Massachusetts and believes the project will be very competitive. The application is due July 13, 2023. In return, the Town of Barnstable will be given the conservation restriction on the property. If the Town prefers, the Compact of Cape Cod Conservation Trusts can co-hold the conservation restriction and conduct the monitoring and reporting.

Barnstable Land Trust will apply for a Conservation Partnership grant of \$175,000 to help fund acquisition of Lot 1. Lot 2, containing an existing single-family dwelling, will be acquired using funds raised from private foundations and donors.



Sketch Plan showing proposed lot division. Division of the house lot is required for state grant funding.

**Wheeler Holly Preserve
Budget**

Expenses	Bargain sale BLT purchase
150 Wheeler Road SFD	\$ 1,300,000
178 Wheeler Road	\$ 525,000
Project Costs	<u>\$ 41,250</u>
	\$ 1,866,250
Public Funding Sources	
TOB CPA	\$ 905,000
CP Grant	<u>\$ 175,000</u>
	\$ 1,080,000
Total remaining to raise by BLT	\$ 786,250

Thank you for your consideration.

Sincerely,



Janet Milkman
Executive Director

TOWN OF BARNSTABLE
Community Preservation Fund
Schedule of Unreserved Fund Balances By Program Area
As of April 30, 2023

	<u>Program Area</u>			<u>Budget Reserve</u>	<u>Undesignated</u>	<u>Total</u>
	<u>Community Housing</u>	<u>Historic Preservation</u>	<u>Open Space Recreation</u>			
Fund Balance Forward From FY22	\$ -	\$ 261,778	\$ 1,002,911	\$ -	\$ 6,756,243	\$ 8,020,932
FY23 Estimated Revenue	-	-	-	-	5,461,608	5,461,608
<u>FY 2023 Appropriations:</u>						
FY 2023 Set-asides	546,161	546,161	546,161	2,614,771	(4,253,254)	-
FY 2023 Administrative Budget	-	-	-	-	(200,000)	(200,000)
FY 2023 Debt Service	-	(74,675)	-	-	(1,008,354)	(1,083,029)
2023-049 Conservation Restriction - Commerce Rd	-	-	(150,000)	-	-	(150,000)
2023-064 Zion Union Historic Museum	-	(261,778)	-	-	(618,772)	(880,550)
2023-069 Olde Colonial Courthouse	-	(125,000)	-	-	-	(125,000)
2023-142 Cape Cod Rail Trail Phase 3	-	-	(195,000)	-	-	(195,000)
2023-143 Cape Cod Rail Trail Phase 4	-	-	(300,000)	-	-	(300,000)
2023-144 Unitarian Church of Barnstable	-	(261,000)	-	-	(39,000)	(300,000)
2023-147 Osterville Playground	-	-	(904,072)	-	(95,683)	(999,755)
Subtotal	546,161	(176,292)	(1,002,911)	2,614,771	(6,215,063)	(4,233,334)
Remaining Balance Available	\$ 546,161	\$ 85,486	\$ (0)	\$ 2,614,771	\$ 6,002,788	\$ 9,249,206

Town of Barnstable, MA
Community Preservation Fund (CPF)
Estimated FY24 Revenue, Debt Service and Program Allocations

STEP 1 - Calculate Estimated CPF FY24 Revenue:

Net FY 2023 Surtax	\$ 4,076,029
Projected increase	3.5%
Estimated FY24 surtax	<u>4,218,690</u>
Estimated FY24 state match (20% of FY23 surtax)	<u>815,206</u>
Total estimated CPF FY24 revenue	<u><u>\$ 5,033,896</u></u>

STEP 2 - Identify CPF FY24 Debt Service:

FY24 Historic Preservation debt service	\$ 72,525	Paid from HP set-aside
FY24 Land Bank debt service	<u>306,270</u>	Paid from CPF estimated revenue
Total FY24 debt service payments	<u><u>\$ 378,795</u></u>	Town Council Order 2023-177

STEP 3 - Determine CPF Revenue Available for Program Areas:

Estimated FY24 revenue	\$ 5,033,896	
FY24 revenue committed to Land Bank debt service	(306,270)	
FY24 administration budget (maximum of 5% of est. revenue or \$251,695)	<u>(200,000)</u>	Town Council Order 2023-176
Balance available for program areas (90% of FY24 estimated revenue)	<u><u>\$ 4,527,626</u></u>	

STEP 4 - Calculate Minimum Set-asides:

Reserve for Open Space/Recreation (OSR)	\$ 503,390	
Reserve for Historic Preservation (HP)	503,390	
Reserve for Community Housing (CH)	<u>503,390</u>	
Subtotal minimum set-asides	1,510,170	Town Council Order 2023-176
Balance available for program areas	<u>4,527,626</u>	
Balance remaining - budgeted reserve	<u><u>\$ 3,017,456</u></u>	Town Council Order 2023-176

COMMUNITY PRESERVATION FUND INTEREST & PRINCIPAL	MaturityDate	PymtsFY 2024	PymtsFY 2025	PymtsFY 2026	PymtsFY 2027	PymtsFY 2028	PymtsFY 2029	PymtsFY 2030
Land Acquisition - 2004-105 Bone Hill	2/15/2025	\$ 9,720	\$ 9,360	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition - 06-15-05 - 2004-106	2/15/2025	\$ 4,320	\$ 4,160	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition - Hyannis Golf	2/15/2025	\$ 266,700	\$ 255,320	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition - Archibald	2/15/2026	\$ 25,530	\$ 24,610	\$ 23,690	\$ -	\$ -	\$ -	\$ -
Town Hall Renovations	6/30/2030	\$ 72,525	\$ 70,350	\$ 67,650	\$ 65,450	\$ 62,725	\$ 60,500	\$ 57,750
Total Community Preservation Fund		\$ 378,795	\$ 363,800	\$ 91,340	\$ 65,450	\$ 62,725	\$ 60,500	\$ 57,750



The Trustees
200 High Street, 4th Floor
Boston, MA 02110
tel 617.542.7696
thetrustees.org

June 13, 2023

Mr. Lindsey Counsell, Chairman
Barnstable Community Preservation Committee
367 Main Street
Hyannis, MA 02601

Dear Mr. Counsell:

This letter is to confirm that the Trustees is withdrawing our application for CPA funding of the Children's Garden at Armstrong Kelley Park. Thank you for your time in this effort.

Sincerely,

Elizabeth Keary Soule, RLA
Project Manager, The Trustees