

# Community Preservation Committee

Presentation to Advisory Committee: December 16, 2009



# Projected FY10 CPA Revenue

Property Tax Surcharge	\$860,000
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FY10 State Matching Payment (based on FY 09 tax surcharge collections)	\$277,000
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Interest	<u>\$140,000</u>
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Total	\$1,277,000
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# Wellesley CPA State Match History

	<u>Amount</u>	<u>Percent Match</u>
<b>FY04 Payment</b>	<b>\$551,283</b>	<b>100%</b>
<b>FY05 Payment</b>	<b>\$559,717</b>	<b>100%</b>
<b>FY06 Payment</b>	<b>\$586,852</b>	<b>100%</b>
<b>FY07 Payment</b>	<b>\$640,420</b>	<b>100%</b>
<b>FY08 Payment</b>	<b>\$710,976</b>	<b>100%</b>
<b>FY09 Payment</b>	<b>\$510,994</b>	<b>68%</b>
<b>FY10 Payment</b>	<b>\$277,307</b>	<b>35%</b>
<b>FY11 Payment (est.)</b>	<b>\$228,000</b>	<b>28%*</b>

\*DOR estimate based on projected flat trust fund collections – actual collections for the first four month of FY10 are up slightly

# Projected Unencumbered Balances

## June 30, 2010

(before appropriations and reserve transfers at 2010 ATM)

Reserved for specific purposes;

Open Space	\$599,000
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Historic Resources	\$595,000
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Community Housing	-
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Undesignated	<u>\$4,664,000</u>
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Total	\$5,858,000
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# Projects Completed Since February

- Wellesley Farms Train Station (approved ATM 2004)
- Moses Pond Phosphorus Inactivation System (approved ATMs 2007 and 2008)
- Original Town Hall (approved ATM 2008)
- Sprague Fields (approved ATM 2007)
  - Work completed, still reconciling costs

# Summary of Open Projects

(as of December 11, 2009)

Project	ATM	Balance
Register Fuller Brook Park and Hills Branch Library on National Register of Historic Places	2005	\$1,400
Equity grant to the Wellesley Housing Development Corporation	2006	\$125,000
Affordable Housing Monitoring study	2006	\$10,500
National Register Plaques for Hills Branch Library and Sprague Clock Tower	2008	\$275
Wellesley Historical Commission Pre-inventory Study	2008	\$7,500
Equity grant to the Wellesley Housing Development Corporation	2009	\$350,000
Waldo Court Reconstruction	2009	\$700,000
Sprague Clock Tower Restoration	2009	\$65,000

# Determining Project Eligibility

	<b>Open Space</b>	<b>Historic</b>	<b>Recreation</b>	<b>Housing</b>
<b>Acquire</b>	Yes	Yes	Yes	Yes
<b>Create</b>	Yes	-	Yes	Yes
<b>Preserve</b>	Yes	Yes	Yes	Yes
<b>Support</b>	-	-	-	Yes
<b>Rehabilitate and/or Restore</b>	Yes – if acquired or created w/CPA \$\$	<b>Yes</b>	<b>Yes – if acquired or created w/CPA \$\$</b>	Yes – if acquired or created w/CPA \$\$

# **SB90**

## **“An Act to Sustain Community Preservation”**

*Sponsored by Sen. Creem*

*co-sponsored by over 80 Senators and Representatives,  
including Scott Brown and Alice Peisch*

- 1) Increase trust fund revenue to guarantee a 75% match on first round**
- 2) More attractive adoption option for cities**
- 3) Expand recreation language to make projects to rehabilitate or restore existing recreational properties eligible**

# Community Preservation Committee

## Proposals for ATM 2010



# Preliminary FY11 Project Recommendations

- Wellesley Housing Development Corporation (Equity grant)  
**\$375,000**
- Wellesley Historical Commission (Historical Inventory Study)  
**\$30,000**
- Wellesley Historical Society (study of rehabilitation and expansion of Dadmun-McNamara House)  
**\$24,500**
- Planning Board (Cluster Zoning / OSRD bylaw study)  
**\$10,000**
- Tory DeFazio (Abbott Road / Belvedere sign preservation)  
**\$3,000**

# Fuller Brook Park

- CPC believes that Fuller Brook Park is an important Town asset which needs very substantial work
- Appreciate the time, effort, and quality of the overall program design as generated by the NRC and Halvorson
- Not comfortable with the current level of detail in the plan, with respect to costs, staging, and process
- In addition to NRC and Trails Committee, believe need greater involvement of other Town Boards (Selectmen, Historical Commission, DPW) as well as CPC
- Working together to bring forward a revised approach

# Other Potential Projects

(No Action Expected at 2010 ATM)

- Charles River Bridge Access – Selectmen (temporary path & design of final park)
- Reuse of Historic Electric Substation – Selectmen (at DPW site on Rte. 9, potentially for Wellesley Cable channel)
- Minutes Preservation – DPW (referred to Historical Commission for policy discussion)
- St. James property

# Consideration of Potential Increase in Wellesley CPA Surcharge Rate

- Potential for sizable properties to become available for acquisition by the Town
- SB 90 incentives
  - Guaranteed first round match
  - Expanded recreational project eligibility
- 2<sup>nd</sup> and 3<sup>rd</sup> round match opportunity if at 3% surcharge
- Pattern of recent and future potential project approvals absorbing current annual revenue and limiting the “dry powder” for additional large projects

# Proposed Approach at 2010 ATM

- Separate Warrant Article for Fuller Brook Park project
- Community Preservation Committee Article

Motion 1      WHDC Equity Grant

Motion 2      All other projects, shown as  
separate line items in  
appropriation

Motion 3      Committee Administrative funds and  
Reserve transfers

- Potential separate Warrant Article for increase in the CPA surcharge rate

# Our Thoughts on Process Through February

- CPC work with NRC, Selectmen, and others on Fuller Brook Path project
- Dialog regarding desirability and timing of potential motion to increase CPA surcharge
- Advisory to review project applications and supporting materials (available on line) and forward questions
- CPC Public Hearing week of January 18<sup>st</sup> – 22<sup>nd</sup>
- CPC meet with Advisory January 27<sup>th</sup>
- CPC vote final recommendations February 10th

# Community Preservation Committee

