

## Article 32 – Community Preservation Program

Mr. Sghia-Hughes moves that the Town appropriate or set aside for later appropriation, \$1,662,069 and to raise such amount,

\$ 1,602,605 be transferred from the Community Preservation Fund and

\$ 59,464 be transferred from the Set-Aside Fund Balance for the Acquisition, Preservation Rehabilitation and Restoration of Historic Resources,

And that the Town Manager be authorized to expend or set aside amounts as set forth in the Article and in compliance with conditions to be noted in the Community Preservation Committee's Award Letters.

# Community Preservation Program Acton 2008 Town Meeting Article 32

- Overview of Acton's Community Preservation Act (CPA) Process
- Project Highlights
- Projects recommended for Appropriation
- Conclusion



# Acton's CPA Process

- CPA adopted by Acton in 2002
- Community Preservation Fund
  - 1.5% surcharge on town real estate property tax bills
  - Matched 100% by State funds (to date)
- CP Fund may only be used for:
  - Open space\*
  - Historic preservation\*
  - Community housing\*
  - Recreational uses

\*minimum 10% allocation each year



# Acton's CPA Process

- Acton Community Preservation Committee (CPC)
  - Required by state statute
- Purpose
  - Study needs
  - Encourage project proposal submission
  - Facilitate an open and public deliberation process
  - Recommend appropriations from CP Fund at Town Meeting



# Acton's CPA Process

- 08/07 Updated CPC plan and submission guidelines
- 11/07--2/08 Received 11 proposals
- 02/08 Completed 3 months public hearings on proposals
- 10/07 FY2007 CP Revenues confirmed: \$1,372,423
  - \$682,395 from Acton taxpayers
  - \$690,028 from State matching funds
- 02/08 Other CP Funds confirmed:
  - \$137,304 interest earnings
  - \$193,565 unencumbered funds from 2007 Town Meeting
  - \$59,464 set-aside fund for Historic Preservation
  - \$1,250,000 set-aside fund for Open Space
- 02/08 Recommended appropriations of \$1,602,605 from FY2007 fund, leaving balance of \$100,687
- 02/08 Recommended appropriation of \$59,464 from Historic Preservation set-aside fund, leaving fund balance of \$0



# Highlights: Open Space Projects



- 2007: Groener land purchase, Nagog Hill Road
- \$1,250,000 set aside to date
- Additional \$500,000 set aside proposed



# Highlights: Affordable Housing Projects



*Habitat for Humanity*



*Willow Central duplex*



# Highlights: Historic Preservation Projects



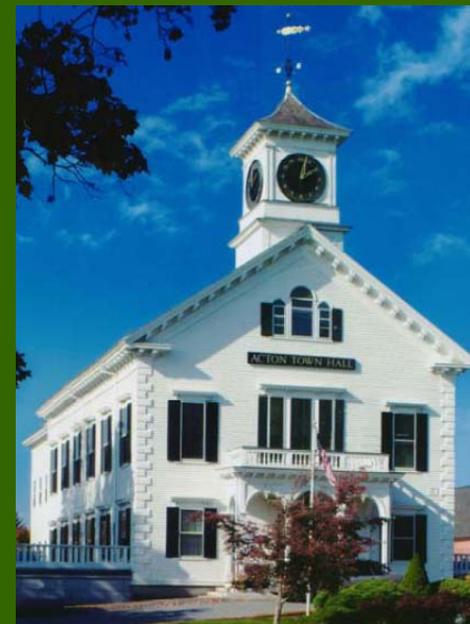
*Davis Monument restoration*



*Jones Tavern restoration*



*Pine Hawk display*



*Town Hall slate roof*



# Highlights: Recreation Projects



*Leary Field*



*Elm Street basketball courts*



*TJ O'Grady skate park*

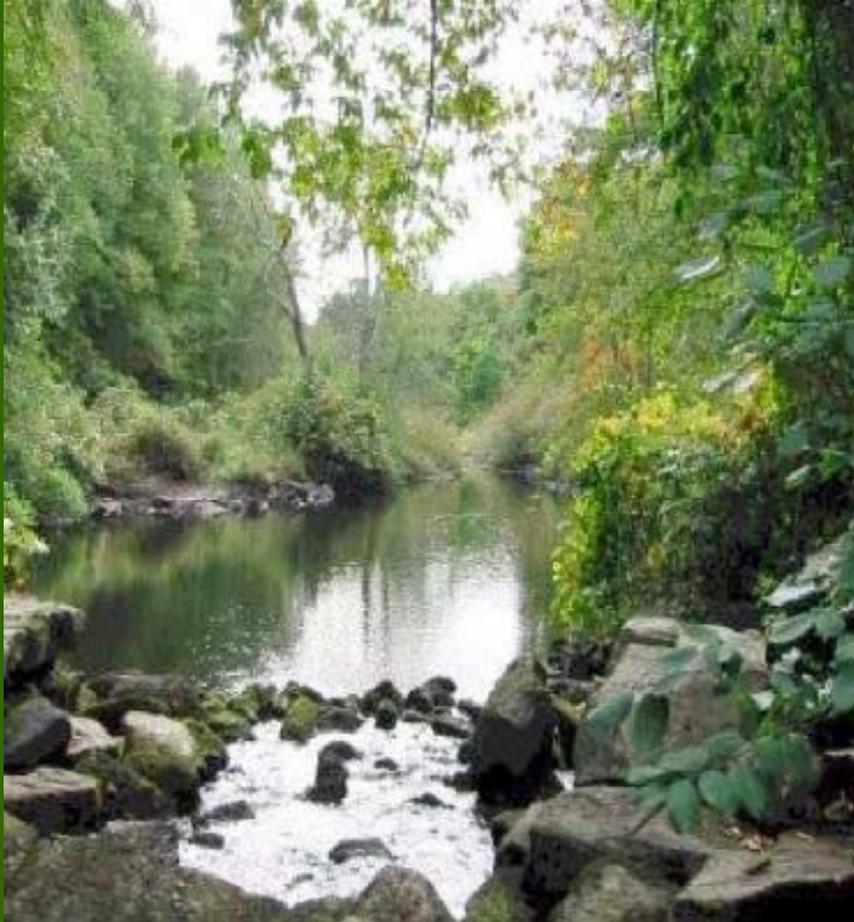


*ABRHS field lights*



# A: Open Space Set-Aside

Applicant: Acton Open Space Committee



- \$500,000 set-aside for future open space purchase or protection
- Brings total set-aside to \$1,750,000



## B: Pre-Development Funds (Sachem Way)

Applicant: Acton Housing Authority

- \$136,000 in pre-development funding for new affordable rental housing on AHA's Sachem Way property.
- Funds to be used for architectural, engineering, survey, environmental, legal, and financial consulting.
- Funding leveraged by an additional \$30,000 in non-CPC funding.



## C: Administrative Fund

Applicant: Acton Community Housing Corporation

- \$15,000 to provide ACHC with funds for office supplies, postage, bond insurance, legal service, and miscellaneous expenses.
- Expected to cover ACHC administrative expenses for approximately three years.



## D: Community Housing Program Fund

Applicant: Acton Community Housing Corporation



*Willow Street duplex.*

- \$170,000 to replenish the Community Housing Fund, to be managed by the ACHC
- To be used for a variety of community housing initiatives such as acquisition, new development, and condominium “buydowns”



# E: Exchange Hall Renovations

Applicant: Bluebird Realty Trust



- \$231,948 in reimbursement for some exterior restoration of the 1860 Exchange Hall.
- Includes restoration of slate roof, cupola roof, windows, and lower porch and deck.
- No reimbursement until entire restoration complete and certified to meet preservation standards.



# F: Conant Nature Trails

Applicant: Acton Public Schools



- \$15,000 to fund planning for a network of nature trails on the Conant School property.
- Trails would be public, handicapped accessible, and the focus of the school's environmental science curriculum.



# G: Theater III Window Restoration

Applicant: Acton Community Center (Theater III)



*Front facade*

- \$46,000 to restore 16 large windows in the circa-1868 theater building in West Acton Village.



*Interior glazing and wood condition*



# H: Trail Through Time

Applicant: Town of Acton



*House foundation, Wheeler Farm*

- \$35,000 historic preservation project for the Wheeler Farm in North Acton, first phase of the “Trail Through Time” project.
- Includes non-intrusive archaeological work, landscape improvements, and informational board/kiosk



# I: NARA Picnic Pavilion

Applicant: Town of Acton



*Similar picnic pavilion*



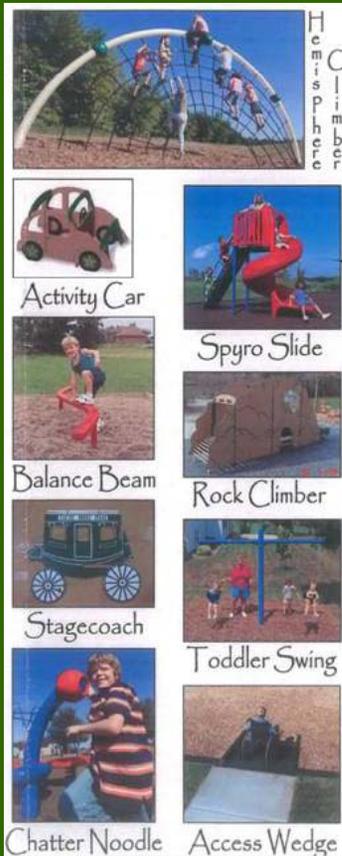
*NARA in summer*

- \$250,000 to construct a  $\pm 1,500$  square foot picnic pavilion at NARA
- Timber frame structure will accommodate multiple events, up to 100 people
- Completion targeted for Acton's 275<sup>th</sup> Anniversary in 2010



# J: Elm Street Playground

Applicant: Town of Acton Recreation Committee



*Potential play activities*



- \$75,000 to construct a new playground facility at Elm Street.
- \$10k match pledged by community.



# K1 and K2: West Acton Citizens' Library Renovations

Applicant: Town of Acton



*Peeling paint around main entrance*



*Peeling paint and sill rot*

- \$119,500 to restore the exterior of the West Acton Citizens' Library
- Includes exterior wood repair, painting, window restoration, etc.
- Town to contribute \$12,500 in additional funding and in-kind services



## L and M: Administrative and Operating Expenses

Applicant: Town of Acton

- \$68,621 (5% of FY 2007 revenues) to help Town with CPC-related administrative and legal expenses
- Also pays for reusable CPC project identification signs and membership dues for the Community Preservation Coalition



# Conclusion

<b>2008 COMMUNITY PRESERVATION FUND BALANCE</b>	<b>Amounts</b>
CP Fund Surcharge Collected in FY 2007	\$682,395
State CP Trust Fund Receipt, October 2007	\$690,028
Interest Earned FY 2007	\$137,304
Unencumbered funds from FY2007	\$193,565
<b>Total - 2008 CP Fund Balance</b>	<b>\$1,703,292</b>
<b>Total Open Space Set-Aside</b>	<b>\$1,250,000</b>
<b>Total Historic Preservation Set-Aside</b>	<b>\$59,464</b>
<b>Recommendations:</b>	
<b>FY2007 Fund Appropriation</b>	<b>\$1,602,605</b>
<b>Historic Preservation Set-Aside Appropriation</b>	<b>\$59,464</b>
<b>Remaining 2007 fund balance</b>	<b>\$100,687</b>
<b>Remaining Open Space Set-Aside</b>	<b>\$1,750,000</b>

- Compelling Projects
- Thoroughly Vetted
- Public Process
- CP Funds Leveraged Wherever Possible





*Acton Community Preservation Program  
Town Meeting 2007, Article 32*

# Exchange Hall



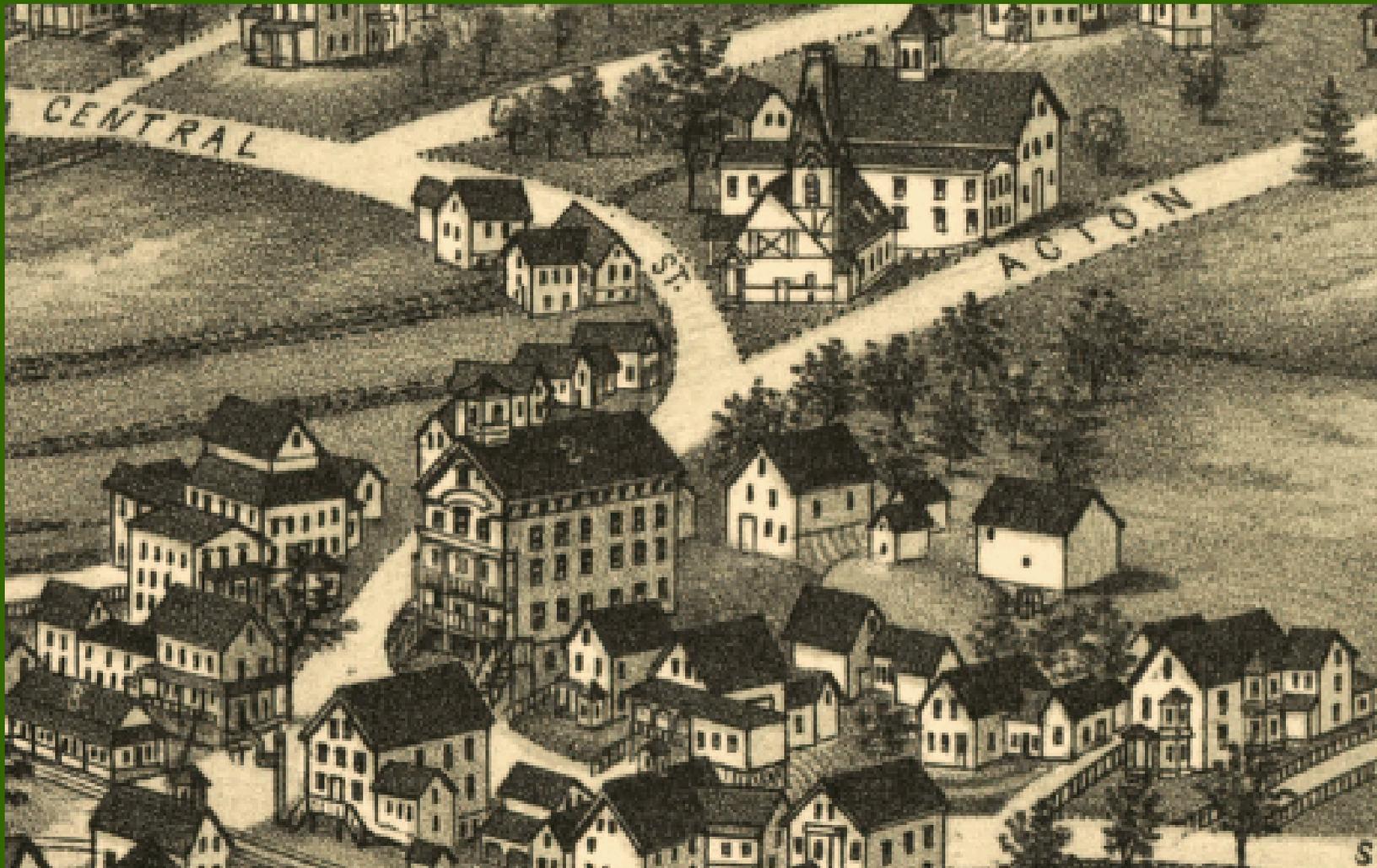
- Brief Description
- Benefits of Preservation
- Funding Conditions



# History of the Building

- Built in 1860 by Tuttle, Jones and Wetherbee families
- Served as General Store and Meeting Hall/Dance Hall
- Once largest dry goods store b/t Waltham and Fitchburg
- Dance hall renowned for rare, spring-supported floor
- Site of lectures by Thoreau and Henry Ward Beecher
- Part of S. Acton Historic District and S. Acton Village
- Placed on National Register of Historic Places in 1986
- Listed on 10 Most Endangered Historic Resources in MA





*Acton Community Preservation Program  
Town Meeting 2007, Article 32*



*Acton Community Preservation Program  
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Exchange Square, South Acton, Mass.





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# Dance Hall



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Town Meeting 2007, Article 32*

# Use of Proposed Funding

Overall project cost estimate: \$1,962,023

CPC Funds proposed to be used: \$231,948

- Scaffolding (four month rental): \$37,950
- Restore slate roof and cupola roof: \$77,200
- Window restoration/replacement: \$58,712
- Rebuild lower porch/deck: \$37,000
- 10% Contingency: \$21,086



# Preservation Benefits

- Eliminate eyesore at a Gateway to the Town
- Encourage revitalization of South Acton businesses and community
- Help create an economic anchor in South Acton
- Increase Town revenues through business taxes
- Preserve an historic building for future generations
- Town-held deed restriction for historic preservation
- Additional meeting room/events room for Town



# Conditions on Funding

- Reimbursement for preserving the building (exterior work only)
- Entire project complete as described in the application. If the project is not completed, the Town is not obligated to reimburse any work
- Demonstration that the project qualifies for the 20% Federal Tax Credit, including:
  - Certification that Exchange Hall meets criteria for National Register listing
  - Rehabilitation plans meet the Secretary of the Interior's Standards for Rehabilitation of Historic Properties
  - All restoration work meets Secretary of the Interior's Standards for Rehabilitation



# Conditions on Funding

- Permanent Historic Preservation deed restriction held by the Town
- Acton Historic District Commission certifies that all work meets terms of Certificate of Appropriateness
- Town retains rights to use Hall one night a month



# Other Factors

- CPA money can fund private historic preservation
- Acton has repeatedly shown support for preservation of Exchange Hall
- Town cannot purchase building or fund entire restoration
- Funding leverages \$231,948 in support of \$2M project
- State matches Town allocation 100%
- Gives chance for a vibrant viable business in S. Acton





*Acton Community Preservation Program  
Town Meeting 2007, Article 32*