

Pelham Community Preservation Committee

Public Meeting

Thursday May 07, 2020 7:00 PM

**Remote Meeting on Zoom held under COVID 19 public meeting guidelines -
see link below**

MEETING MATERIALS ARE ATTACHED BELOW

Agenda

Review/Approve Past Minutes

Re-allocate \$36,000 to Fennessey Conservation Purchase, property is now 48 acres

Discussion/Review Community Mailer for Public Meeting potentially for May 2020

Review/Approve language change affordable housing 20-22 Amherst Rd.

Review/Approve return of completed or inactive project fund balances to the Undesignated Fund Balance.

Dana MacDonald,
Chair: Town of Pelham Community Preservation Committee

Dana MacDonald is inviting you to a scheduled Zoom meeting.

Topic: Dana MacDonald's Zoom Meeting
Time: May 7, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://umass-amherst.zoom.us/j/98506076055>

Meeting ID: 985 0607 6055
One tap mobile
+13017158592,,98506076055# US (Germantown)
+13126266799,,98506076055# US (Chicago)

Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)
 +1 253 215 8782 US (Tacoma)
 +1 346 248 7799 US (Houston)
 +1 669 900 6833 US (San Jose)

Meeting ID: 985 0607 6055

Find your local number: <https://umass-amherst.zoom.us/j/ao26MtbRJ>

Join by SIP
 98506076055@zoomcrc.com

Join by H.323
 162.255.37.11 (US West)
 162.255.36.11 (US East)
 115.114.131.7 (India Mumbai)
 115.114.115.7 (India Hyderabad)
 213.19.144.110 (EMEA)
 103.122.166.55 (Australia)
 209.9.211.110 (Hong Kong
 China)
 64.211.144.160 (Brazil)
 69.174.57.160 (Canada)
 207.226.132.110 (Japan)
 Meeting ID: 985 0607 6055

Fennessey Conservation Purchase Funding Change

Pelham Hills Forest Conservation -- FENNESSEY LAND			
Town Meeting Budget October 15, 2018		Revised Accepted by Landowner 1-31-20	
Land Acquisition Costs		Land Acquisition Costs	
13 acres Fee interest, north parcel	15,000	Fee interest, north parcel — 13.2 acres	19,800
32 acres Fee interest, south parcel	38,000	Fee interest, south parcel — 17 acres	25,500
Subtotal	53,000	Subtotal	45,300
Survey & Baseline Documentation Report	6,000	Survey for North Parcel & South Parcels to Northeast Surveys	12,800
KLT Project Costs		KLT Project Costs	
Legal Fees, Recording, & Title	2,500	Title, Legal & Recording Fees to Bob Spencer	2,500
Stewardship & Public Access	9,500	Stewardship Fund — minimum (stewardship monitoring fund & defense fee)	5,000
Project Management & Administrative Costs	6,000	Project management, Admin Costs, & Baseline - in house	3,000
	18,000	Subtotal	10,500
Total Project Costs	77,000	TOTAL	68,600
Project Income		Project Income	
Pelham CPA funds approved at Town Meeting (47% of Project Budget)	36,000	Pelham CPA funds (47% of Project Budget)	32,242
State Grant: Conservation Partnership	31,000	KLT Restricted Foundation Grant & Major Gifts Raised	26,000
Private Donations to be raised by KLT	10,000	KLT Unrestricted Board Designated	10,358
Total Project Income	77,000	Total projected income	68,600

Revised 3-12-20 with Final Survey	
Land Acquisition Costs	
Fee interest, north parcel — 13.2 acres	15,000
Fee interest, south parcel — 33 acres	38,000
Subtotal	53,000
Survey for North Parcel & South Parcels to Northeast Surveys	12,800
KLT Project Costs	
Title, Legal & Recording Fees to Bob Spencer	2,500
Stewardship Fund —minimum (stewardship monitoring fund & defense fee)	5,000
Project management, Admin Costs, & Baseline - in house	3,000
Subtotal	10,500
TOTAL	76,300
Project Income	
<i>Pelham CPA funds (47% of Project Budget)</i>	<i>36,000</i>
KLT Restricted Foundation Grant & Major Gifts Raised	26,000
KLT Unrestricted Board Designated	14,300
Total projected income	76,300

Affordable Housing Warrant Article Language

ARTICLE: COMMUNITY PRESERVATION ACT FUNDS – 20-22 AMHERST ROAD AFFORDABLE HOUSING

To see if the Town will vote to adopt the following non-binding resolution:

Should the Town support, at future Town Meeting(s), an appropriation(s) of up to \$500,000 of Community Preservation Act Funds, to support the development of a 40B project at 20-22 Amherst Road, which shall consist of ___ dwelling units, of which ____ shall be affordable to persons/households earning less than 80% of the area median income for the area including the Town of Pelham, or take any other action relative thereto.

BOARD OF SELECTMEN

Town Accountant CPA Report

Town Accountant’s Report for CPA

As of June 30, 2019

TO: CPA Committee

FROM: Gail Weiss

DATE: Feb. 29, 2020

BALANCES AVAILABLE FOR APPROPRIATION UNTIL JUNE 30, 2020

DESIGNATED TO BE RESERVED FOR FUTURE USE BY TOWN MEETING ACTION

- \$ 14,943 Community Housing
- \$ 104,943 Historic Resources
- \$ 104,943 Open Space
- \$ 40,200 Budgeted Reserve (Expires 06/30/2019)

**BALANCE AVAILABLE IN CPA Undesignated Fund Balance Account \$103,751
ADMINISTRATIVE BALANCE as of Feb. 29, 2020.**

CPA Admin \$ 700.00
Affordable Housing Admin \$3,264.00

ARTICLE BALANCES as of Sept 30, 2019

\$ 7,150	Consultant for Community Housing
\$ 3,113	Purchase Land Boyden/Buffam/N Valley
\$ 237	Documentation of Historic Buildings
\$ 2,336	Restore Exterior Historic Complex
\$ 7,900	Historic Preservation of Cemeteries
\$ 5,624	Community Garden
\$36,000	Fennessey Conservation Restriction
\$23,154	Valley CDC Home Loans
\$16,602	Community Hall Handicap Accesibility
\$23,310	School Pavilion and Soccer Goals
\$ 2,500	Structural Engineer Town Hall/Meeting House
\$10,000	Preserve Structural King Post & Ceiling
\$ 6,790	Lighting Protection System Town Hall
\$ 1,800	Lighting Protection System Museum
\$ 100	Town Hall Photo Luminescent Signs
\$ 600	Handicap Access to Town Hall/Museum
\$122,700	8 Amherst Rd for Community Housing

STATE MATCH Received \$72,737

**APPROPRIATION BALANCES AVAILABLE FOR USE for FY21 (may be voted
at May Town Meeting)**

\$ 76,388	Taxes-based on FY20 Levy plus 2.5%
\$ 37,000	State Match-based on 50% of FY 20 Commitment

Received 4/30/2020 4:00pm