

Town of



AMHERST *Massachusetts*

COMMUNITY PRESERVATION ACT COMMITTEE

COMMUNITY PRESERVATION ACT COMMITTEE (CPAC) REPORT TO ANNUAL TOWN MEETING APRIL 2011 RECOMMENDATIONS FOR FISCAL YEAR 2012

The Community Preservation Act Committee is pleased to present this report to Town Meeting. We have outlined below the expenditures that we are recommending this year. We reviewed proposals submitted by the various Boards and Committees related to community housing, historic preservation, open space preservation and recreation. Many of these projects are items that might never be accomplished with regular operating funds in the Town budget, so we all owe a debt of gratitude to the taxpayers for the importance that they have placed on community housing, open space, and preservation of historical resources.

We are recommending a total of \$755,952 in expenditures of CPA funds. There is a projected \$966,387 available in CPA funds, based on estimated tax revenues yet to be received, along with the estimated matching funds from the state and remaining estimated surplus. The CPAC's votes on specific projects are shown in parentheses.

Please note that on the last page of this packet, we have outlined the funds which have been returned to the CPA fund, either because projects were completed under budget, or because the project did not move forward due to some circumstance that was beyond the control of the CPA Committee. These funds are included in the total available for allocation.

Rationale

The CPA committee received many worthy requests this year, and was able to recommend a majority of them. Some projects that came before us were deemed "not ready for funding at this time", and our strategy in recommending that we obligate future CPA money through bonding takes into account the understanding that some of these projects may need significant funds at some future point. It was our desire to accumulate a large enough surplus in the CPA account to give us the opportunity to revisit these or other projects at a future Town Meeting.

In allocating the Community Preservation Act 1.5% surcharge and matching state funds (25% for Fiscal Year 2012) the Community Preservation Act Committee (CPAC) committed to:

- a) Advancing projects currently underway
- b) Projects broadly supported across committees and Town departments, or

- c) Meeting ongoing legal obligations Under the Community Preservation Act cities and towns are required to spend a minimum of 10% of collected funds on each of the three following categories:
- Affordable Housing creation and support
 - Historic Building, Landscape & Resource acquisition and preservation
 - Open Space acquisition and preservation
 - The remaining 70% may be directed toward any of the above three categories or for land used as Recreation Space.

For FY2012 CPAC recommends an appropriation of \$755,952.

| <i>Category</i> | <i>Article #</i> | <i>\$ request</i> | <i>% total ** appropriation ¹</i> |
|-------------------------|------------------|-------------------|--|
| Affordable Housing | | \$ 145,203 | 19% |
| Historical Preservation | | \$ 336,950 | 45% |
| Open Space | | \$ 150,000 | 20% |
| Recreation | | \$ 122,299 | 16% |
| Administration | | \$ 1,500 | 0% |
| Total | | \$ 755,952 | 100% |

The breakdown across categories in percentage terms is as follows:

¹ Components are rounded.

² Article 14 refers to debt service as part of FY12 operating budget.

** This percentage represents total appropriations, not the 10% minimum allocation requirement on new revenues. The FY12 new revenue is estimated to be \$470,000.

PROJECT DETAILS:

DEBT SERVICE

Debt Service (\$175,852 total) - Debt Service is one of the functional areas that are separately voted. These debt obligations are part of that debt service and Town Meeting votes this portion of the CPAC allocations within that functional area. The CPAC portion will show up as a financing source for a total of \$175,852.

Some of this debt has been re-financed to achieve more favorable interest rates, so the years left on the debt service may have changed from previous information. This does not change the overall costs of any of the projects.

The Plum Brook payment represents year 7 of 10 for the multi-use athletic field project. Town Hall Masonry payment represents year 2 of 10 of debt service associated with repairs to the exterior masonry of Amherst's 1889 Town Hall. Hawthorne Property

payment represents year 1 of 10 for purchase of land for recreational and affordable housing purposes. The Amherst Housing Authority payment represents the rehabilitation of 22 existing affordable housing units in Amherst. These payments are obligated under previous votes of Town Meeting to authorize issuance of a bond to pay for the projects.

| | |
|-----------------------------------|---|
| Plum Brook Recreation Area | \$35,244 (CAPC Vote: 5-0-2) |
| Town Hall Masonry | \$28,350 (CPAC Vote: 6-0-1) |
| Hawthorne Property | \$65,008 (CPAC Vote: 7-0-0) |
| Amherst Housing Authority | <u>\$47,250</u> (CPAC Vote: 7-0-0) |
| | \$175,852 |

FY12 PROJECTS

HOUSING

Habitat for Humanity, \$40,000 (CPAC Vote: 7- 0) - Pioneer Valley Habitat is requesting Community Preservation Act Funds for the construction of a home to be built on donated land on Belchertown Road (Map and parcel: 21B-68). The \$40,000 in CPA funds will be used to run water/sewer lines to the home, complete the site work, install the foundation, and purchase construction materials. Community Preservation Act Funds are a very important element in the funding for Habitat homes. The cash cost for construction is approximately \$125,000. Habitat raises the funds to build the homes as they are building. They sell the homes to the family for the cost of construction and provide a 20-30 year 0% mortgage. All mortgage payments are used by Habitat to help build more homes. An allocation to Habitat is not a onetime donation – it is a long-term investment that is continuously reinvested in meeting the housing needs of very low income families who then pay property tax to the Town on these homes.

Appraisal and Surveys, \$20,000 (CPAC Vote: 7-0) - Funds for appraisals and surveys are critical to help implement projects and establish the value of a property. Currently, the Housing Partnership/Fair Housing Committee and the Town does not have a budget for due diligence to take advantage of opportunities to acquire property for affordable housing

Hawthorne House Feasibility Study \$20,000 (CPAC Vote: 6-0-1) - The Amherst Historical Commission determined the house and large barn to be (historically) significant structures according to Section 13 of the Zoning Bylaw, and therefore issued a 12-month delay on any demolition of the structures. Conducting the analysis and structural study of only the house and large barn will help determine their future, whether they can be renovated into affordable housing, or if existing historic structural timbers could be adaptively reused in new construction.. The comparative analysis provided by the study is a necessary first step to determine how affordable housing will be constructed on site. The analysis is typical with such projects and can be completed in a reasonable timeframe. The cost of this proposal will be allocated 50% for Historical purpose and 50% for Affordable Housing purposes.

HISTORIC PRESERVATION

Consultant to facilitate the completion of 8 CPA funded Historical projects previously voted at TM, \$20,000 (CPAC Vote: 4-3-0) - The Town routinely uses consultants to augment its services and provide professional, specialized knowledge and oversight to projects. Neither the Historical Commission nor Town staff has the time or resources to manage and complete the backlog of historic preservation CPA projects. The eight or so projects to be managed and possibly completed by this position range from increased lighting and signs at West Cemetery to the expansion of National Register Historic Districts. These projects represent priorities in Amherst's 2005 Preservation Plan, as well as resources that are not well documented or preserved by current zoning or other regulations. The proposal seeks to fund a onetime only position to manage and administer the backlog of historic preservation CPA projects, and if possible, complete all or some of the projects, or phases of the projects. The position would be part-time, non-benefitted and limited to a specific duration of 12 months. The total allocation for the 8 projects is approximately \$110,000, and it is typical that administration costs 20% of a project budget. The projects include the following:

| | |
|--|----------|
| 1. West Cemetery lights and signs | \$19,065 |
| 2. Survey, inventory and document condition at north and south cemeteries | \$10,000 |
| 3. Historical research of East Village Center | \$10,000 |
| 4. Expand East Village National Historic District | \$10,000 |
| 5. Historic register district nominations: Bay Road corridor and outlying historic buildings | \$10,000 |
| 6. West Cemetery Tomb | \$30,000 |
| 7. Historic register district nomination (Dickinson District expansion & new Amherst Depot District) | \$10,000 |
| 8. Historic resource inventory (Phase II, Historic Barns/Outbuildings) | \$15,000 |

Amherst Historical Society & Museum Structural and Feasibility Study, \$35,000 (CPAC Vote 6-0-1) - Currently, the Historical Society is housed in the Strong House, which is not insulated or equipped with climate control to preserve the 1,500 plus artifacts stored onsite, and does not have the structural integrity to allow visitors on the second floor (only one or two staff people are allowed in the same room due to inadequate structural loading of the house).

The project is the first step necessary to preserve and possibly expand the Society's collection. The study is to determine:

- The structural integrity of the Strong house, as well as its ability to withstand the impacts of any improvements—a rear addition, foundation work, etc.
- The size, configuration and cost of a climate-controlled storage facility for the collection.
- Construction cost estimates, including the ability of the Historical Society to fundraise.

Hope Church Roof Rehab, Foundation and Drainage Work, \$45,000 (CPAC Vote: 7-0) - Hope Community Church intends to restore the structure as part of its nomination for landmark status. Phase I includes roof and foundation work to stabilize the structure, preventing further damage and sealing the structure from the climate. The church remains essentially untouched since it was constructed in 1912—meaning that although much of the character and charm of the original structure is intact, it is in serious need of restoration to prevent walls from buckling, the roof from collapsing, and other catastrophic structural failures. Historically, the Hope Community Church, and the AME Zion Church, was the only places in town where colored persons could worship. Today, the Church is open to the entire community, and also serves as a cultural centerpiece in the Prospect-Gaylord National Historic Register District. The Church is a contributing structure in the district based on its general history and distinctive architectural style: shingled building in Craftsman style. Historic figures associated with the Church include W.E.B. Dubois, who was instrumental in helping to raise funds for its beginning in 1912, and civil rights leader Mary Jane McLeod Bethune who was present at the Church's dedication. As in all cases of private uses of CPA funds, an historic preservation restriction on this building and property will need to be transferred to the Town.

North Amherst Community Farm Emergency Repairs for Stabilization of Large Barn, \$15,000 (CPAC Vote: 6-0-1) Feasibility Study, \$10,000 (CPAC Vote: 6-0-2) - The Historical Commission recognizes that Amherst is quickly losing its agrarian history and culture, amplified by the loss of barns and outbuildings. The barn is integral to the context of one of the last working farms in the center of Amherst. The barn has deteriorated significantly in the last 6-8 months, jeopardizing the structures' stability and likelihood of withstanding another year or two of New England winter. The project is the first step necessary to preserve the barn and possibly convert it into a space where events could be hosted. The total cost of the preservation effort has been preliminarily estimated at \$200,000. As in all cases of private uses of CPA funds, an historic preservation restriction on this building and property will need to be transferred to the Town.

Jones Library- Conservation of 6 Historic Paintings, \$15,000 (CPAC Vote: 7-0) - The Special Collections at the Jones Library is familiar with the preservation and conservation of historic items, including newspapers, and Civil War documents. Conservation of the paintings is akin to these conservation efforts. Staff at Special Collections has identified these six paintings as their highest priority for conservation, including five of the paintings that were donated to the Library in 1926 as part of the Burnett Collection—its first major art donation that started the Fine Arts Collection. Completion of these projects would be at the discretion of the Board of Trustees. Funds would not be disbursed until work has been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Library to the Town. As in all cases of private uses of CPA funds, an historic preservation restriction on the paintings will need to be transferred to the Town, which can require that they remain viewable to the public.

North Amherst Library Foundation Restoration \$10,000 (CPAC Vote: 7-0) -

The North Amherst Library is an historic landmark in the village center. The current size and limited parking of the library restricts its ability to expand without incurring great costs. However, because of these site constraints, the structure retains its century-plus old character. The brick foundation is bulging and pulling away from the interior walls. Although presently there is no visible structural damage, the foundation needs to be restored before the structure's integrity is compromised. As in all cases of private uses of CPA funds, an historic preservation restriction on this building and property will need to be transferred to the Town.

Jones Library Chimney Restoration, \$113,000 (CPAC Vote: 7 - 0) - The Jones Library is an historic landmark and anchor in the downtown. Its distinctive design and rich history make it an important part of the historic downtown. The chimneys are becoming a safety risk, with several areas crumbling and becoming unstable. General integrity is deteriorating. The Jones Library has six chimneys. All are in various states of need. Work will include replacement and re-pointing of crowns, removal, replication and replacement of decorative caps, liner repairs, and veneer re-pointing. Use of staging and crane services are a large portion of the cost. As in all cases of private uses of CPA funds, an historic preservation restriction on this building and property will need to be transferred to the Town.

Kimball House Historic Preservation, 575 North East Street, \$25,600 (CPAC Vote: 7-0) - The \$25,600 requested represents the final year of five years of payments to the Mass. Department of Agricultural Resources (DAR) in compensation for the release of APR property as part of a larger land swap that preserved the pre-1815 Federal brick farmhouse and its immediate surroundings. This payment is obligated under a binding agreement with the state previously authorized by Town Meeting.

Archival Material Conservation/Restoration, \$10,000 (CPAC Vote: 7-0) - This is the 5th and final year of a 5-year archival project. That is conserving and restoring important historic Amherst documents kept by the Town Clerk's office.

OPEN SPACE

Stosz Market Hill Road Land Conservation, \$150,000 (CPAC Vote: 7-0) - Amherst has a long history of working to preserve forest and farm land along the Cushman Brook and Mill River. Town Meeting recently voted to fund the purchase of land owned by Susan and John Stosz off of East Leverett Road that adds to conservation holdings upstream of Puffer's Pond. Working closely with the same landowners, the Conservation Department is requesting funds to preserve an additional 26 acres with more than 1000 feet of frontage along the Cushman Brook.

RECREATION

Multi-Use Bike Path Connection UMASS with North Amherst Feasibility Study, \$50,000 (CPAC Vote: 6-0-1) – This project provides an opportunity to collaborate with the University to create an outdoor recreational facility in wildlife rich habitat that few currently know about or have access to. In addition, this multi-use path will provide yet another link in the regional network of paths and greenways.

ADMINISTRATION

Fund CPC administrative expenses, \$1,500 (CPAC Vote: 7-0) - These funds will be used to pay the annual membership dues in the Community Preservation Coalition, a statewide organization that represents the interests of CPA communities.

The Committee sadly notes the passing of one of our members, Gai Carpenter. Our thoughts are with her family, friends and colleagues.

Respectfully submitted:

| | | |
|----------------------------|-------------------------|----------|
| Peter Jessop (Chair) | Housing Authority | 549-1440 |
| Vincent O'Connor (V Chair) | at Large | 549-0810 |
| Mary Streeter (Clerk) | at Large | 253-2441 |
| Ellen Kosmer | at Large | 253-7690 |
| Stanley Ziomek | LSSE | 549-1717 |
| Sandra Anderson | Planning Board | 695-8969 |
| Gai Carpenter | Historical Commission | |
| John Gerber | Conservation Commission | 549-6949 |
| Michael Jacques | at Large | 230-3230 |

CPAC FY2012 Recommendations to Town Meeting

| 24-Mar-11 | | | | | | |
|---|--------------------|-----------------------|----------------|----------------|--------------|----------------|
| TOWN OF AMHERST, MASSACHUSETTS | | | | | | |
| COMMUNITY PRESERVATION ACT COMMITTEE | | | | | | |
| FY12 FUNDING RECOMMENDATIONS - BY CATEGORY | | | | | | |
| Project | Affordable Housing | Historic Preservation | Open Space | Recreation | Admin | TOTAL |
| Administrative | | | | | | |
| Administrative appropriation | | | | | 1,500 | |
| Affordable Housing | | | | | | |
| Hawthorne House Feasibility Study split project with Historic Preservation | 10,000 | 10,000 | | | | |
| Habitat for Humanity (Belchertown Road) | 40,000 | | | | | |
| Appraisals and Surveys | 20,000 | | | | | |
| Amherst Housing Authority 22 unit rehab - Debt Service | 47,250 | | | | | |
| Hawthorne Property - Debt Service 43% Housing, 57% Recreation | 27,953 | | | 37,055 | | |
| Historic Preservation | | | | | | |
| Consultant to oversee and complete 8 or more projects previously funded by CPA funds | | 20,000 | | | | |
| Archival Material Conservation/Restoration Town Clerk | | 10,000 | | | | |
| Amherst Historical Society Structural and Feasibility Study | | 35,000 | | | | |
| Hope Church: | | | | | | |
| Roof Rehab | | 26,000 | | | | |
| Foundation and Drainage work | | 19,000 | | | | |
| North Amherst Community Farm: | | | | | | |
| Emergency repairs for stabilization of large barn and carriage house | | 15,000 | | | | |
| Structural evaluation and feasibility study for rehab and adaptive (seasonal) reuse of barn | | 10,000 | | | | |
| Jones Library Conservation of 6 Historic Paintings | | 15,000 | | | | |
| N. Amherst Library Foundation Restoration | | 10,000 | | | | |
| Jones Library Chimney Restoration | | 113,000 | | | | |
| 575 North East street (year 5 of 5) | | 25,600 | | | | |
| Town Hall Masonry Debt (2 of 10) | | 28,350 | | | | |
| Open Space | | | | | | |
| Stosz Market Hill Road Land Conservation 26 acres | | | 150,000 | | | |
| Recreation | | | | | | |
| Plum Brook Debt (year 7 of 10) | | | | 35,244 | | |
| Multi-Use Bike Path Connecting UMASS with N. Amherst Feasibility Study | | | | 50,000 | | |
| Budgeted Reserve | | | | | | 200,000 |
| Total Appropriated FY12 | 145,203 | 336,950 | 150,000 | 122,299 | 1,500 | 755,952 |
| % of Total By Category | 19.2% | 44.6% | 19.8% | 16.2% | 0.2% | 100.0% |
| ESTIMATED AVAILABLE FUNDS - FY12 | | | | | | |
| Estimated 6/30/11 Unreserved Fund Balance | 439,028 | | | | | |
| Estimated Local Surcharge (1.5%) | 376,000 | | | | | |
| Estimated State Match for FY11 received in FY12 @ 25% | 94,000 | | | | | |
| Estimated Returned Appropriations | 57,359 | | | | | |
| Total Estimated Funds | 966,387 | | | | | |
| Total Recommended to Town Meeting | (755,952) | | | | | |
| Remaining Estimated Surplus | 210,435 | | | | | |
| Budgeted Fund Balance voted | (200,000) | | | | | |
| Remaining Estimated Surplus | 10,435 | | | | | |
| House Keeping items | | | | | | |
| continued obligations | 201,452 | | | | | |
| ** other considerations | | | | | | |

| Community Preservation Act | | | | |
|---|----------------------------|---------------------------|------------------------------|------------------------------|
| Ongoing Project Balances | | | | |
| As of April 6, 2011 | | | | |
| | ORIGINAL BUDGET | TOTAL EXPENDED | OPEN ENCUMBRANCES | AVAILABLE BALANCE |
| AFFORDABLE HOUSING | | | | |
| OLYMPIA DRIVE | \$ 150,000.00 | \$ 125,484.52 | \$ 22,616.48 | \$ 1,899.00 |
| CONSULTANT SERVICES MANAGEMENT FOR DEF LOANS | \$ 5,000.00 | \$ 1,288.32 | | \$ 3,711.68 |
| OLYMPIA DRIVE | \$ 50,000.00 | \$ 49,899.73 | | \$ 100.27 |
| HABITAT FOR HUMANITY-AMHERST COLEGE | \$ 30,000.00 | \$ 26,437.00 | | \$ 3,563.00 |
| HABITAT FOR HUMANITY-AMHERST COLEGE | \$ 30,000.00 | | \$ - | \$ 30,000.00 |
| HABITAT FOR HUMANITY-AMHERST COLEGE | \$ 50,000.00 | | | \$ 50,000.00 |
| AMHERST HOUSING AUTHORITY (B) 22 UNIT REHAB | \$ 350,000.00 | | | \$ 350,000.00 |
| TOTAL AFFORDABLE HOUSING | \$ 665,000.00 | \$ 203,109.57 | \$ 22,616.48 | \$ 439,273.95 |
| RECREATION | | | | |
| RECREATION APPRAISALS/SURVEYS | \$ 20,000.00 | \$ 11,010.00 | | \$ 8,990.00 |
| SIGNS FOR TOWN AND SCHOOL FIELDS | \$ 20,000.00 | \$ - | | \$ 20,000.00 |
| HAWTHORNE (B) | \$ 500,000.00 | \$ 499,447.44 | | \$ 552.56 |
| TOTAL RECREATION | \$ 540,000.00 | \$ 510,457.44 | \$ - | \$ 29,542.56 |
| OPEN SPACE | | | | |
| OPEN SPACE APPRAISALS/SURVEYS | \$ 58,500.00 | \$ 22,463.75 | \$ 3,900.00 | \$ 32,136.25 |
| OPEN SPACE/SZWACZ | \$ 18,000.00 | | | \$ 18,000.00 |
| | | | | \$ - |
| TOTAL OPEN SPACE | \$ 76,500.00 | \$ 22,463.75 | \$ 3,900.00 | \$ 50,136.25 |
| HISTORIC PRESERVATION | | | | |
| INTERPRETIVE SIGNS - DICKINSON - WEST CEMETERY | \$ 10,000.00 | \$ - | \$ - | \$ 10,000.00 |
| HISTORIC SIGNS (Writer's Walk - Dickinson, Frost, Francis, etc.) | \$ 30,000.00 | \$ - | \$ - | \$ 30,000.00 |
| SURVEY, INVENTORY & DOCUMENT CONDITION AT NORH & SOUTH CEMETERIES | \$ 10,000.00 | \$ - | \$ - | \$ 10,000.00 |
| HISTORICAL RESEARCH EAST VILLAGE CENTER | \$ 10,000.00 | | | \$ 10,000.00 |
| EXPAND EAST VILLAGE NATIONAL HISTORIC DISTRICT | \$ 10,000.00 | \$ 1,207.01 | \$ - | \$ 8,792.99 |
| APRAISALS AND SURVEYS FOR POTENTIAL HISTORIC RESTRICTIONS OR EASEMENTS | \$ 3,300.00 | \$ 2,350.00 | \$ 950.00 | \$ - |
| WEST CEMETERY TOWN TOMB ENGINEERING STUDY | \$ 5,000.00 | \$ - | \$ - | \$ 5,000.00 |
| HISTORIC REGISTER DISTRICT NOMINATIONS BAY ROAD CORRIDOR & OUTLAYING HISTORIC BUILDINGS | \$ 10,000.00 | \$ - | \$ - | \$ 10,000.00 |
| MASS HISTORIC COMMISSION GRANT MATCH SURVEY & PLANNING | \$ 20,000.00 | \$ - | \$ - | \$ 20,000.00 |
| HISTORIC PRESERVATION RESTRICTIONS APPRAISALS AND SURVEYS | \$ 10,000.00 | \$ 1,800.00 | | \$ 8,200.00 |
| JONES LIBRARY ARCHIVAL MATERIAL RESTORATION & CONSERVATION | \$ 40,000.00 | \$ 24,068.37 | | \$ 15,931.63 |
| TOWN CLERK ARCHIVAL MATERIAL RESTORATION & CONSERVATION | \$ 40,000.00 | \$ 29,891.11 | | \$ 10,108.89 |
| HISTORIC REGISTER DISTRICT NOMINATION (Dickinson District expansion & new Amherst Depot District) | \$ 10,000.00 | | | \$ 10,000.00 |
| Historic Resource Inventory (Phase II, Historic Barns/Outbuildings) | \$ 15,000.00 | | | \$ 15,000.00 |
| 575 NORTH EAST STREET KIMBALL HOUSE COMPENSATION AGREEMENT | \$ 102,400.00 | \$ - | \$ - | \$ 102,400.00 |
| WEST CEMETERY IRONWORK | \$ 25,000.00 | \$ 1,438.00 | \$ 1,800.00 | \$ 21,762.00 |
| WEST CEMETERY TOWN TOMB | \$ 30,000.00 | | | \$ 30,000.00 |
| WEST CEMETERY LANDSCAPING | \$ 20,000.00 | | | \$ 20,000.00 |
| CIVIL WAR TABLETS | \$ 65,000.00 | \$ 20,800.00 | \$ 3,500.00 | \$ 40,700.00 |
| WEST CEMETERY LIGHTS & SIGNS | \$ 19,065.00 | \$ 3,251.28 | \$ - | \$ 15,813.72 |
| WEST CEMETERY RESTORATION & IMPROVEMENTS | \$ 150,000.00 | \$ 145,000.00 | | \$ 5,000.00 |
| JONES LIBRARY ROOF REPAIRS | \$ 15,000.00 | \$ 15,000.00 | | \$ - |
| JONES LIBRARY HVAC STUDY/SPECS | \$ 10,000.00 | \$ 1,200.00 | | \$ 8,800.00 |
| AMHERST HISTORY MUSEUM | \$ 45,000.00 | | | \$ 45,000.00 |
| JONES LIBRARY ROOF REPAIRS | \$ 40,000.00 | \$ 25,347.60 | \$ 14,652.40 | \$ - |
| NORTH AMHERST LIBRARY REHAB | \$ 12,000.00 | \$ 12,000.00 | | \$ - |
| JONES LIBRARY HVAC SPECIAL COLLECTIONS CLIMATE CONTROL | \$ 75,000.00 | | \$ 4,750.00 | \$ 70,250.00 |
| TOTAL HISTORIC PRESERVATION | \$ 831,765.00 | \$ 283,353.37 | \$ 25,652.40 | \$ 522,759.23 |

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED

for FY2008 thru FY2011

by Fiscal Year and Category

| FY2008 Appropriations | | | | | | | | | | | | | | | | |
|------------------------------------|-----|-----|-------|--|-----------|----------------|-----------|----------------|-----------|----------------|-----------|---------------|-----------|--------------|-----------|----------------|
| 6/18/2007 | ATM | 24A | AH | 3 Deferred payment loans | \$ | 150,000 | | | | | | | | | | |
| 6/18/2007 | ATM | 24B | AH | fee for management of 3 deferred loans | \$ | 5,000 | | | | | | | | | | |
| 6/18/2007 | ATM | 25A | HP | West Cemetery-Town Tomb Engineering Study | | | \$ | 5,000 | | | | | | | | |
| 6/18/2007 | ATM | 25C | HP | Historic Document Conservation Clerk/Library | | | \$ | 10,000 | | | | | | | | |
| 6/18/2007 | ATM | 25D | HP | 575 North East Street (Kimball Farm Compensation) | | | \$ | 25,600 | | | | | | | | |
| 6/18/2007 | ATM | 25E | HP | Interpretive signs (East Village District) | | | \$ | 10,000 | | | | | | | | |
| 6/18/2007 | ATM | 25F | HP | Interpretive Publications - (East Village District) | | | \$ | 3,000 | | | | | | | | |
| 6/18/2007 | ATM | 25G | HP | Historic Register District Nominations (Bay Rd corridor & Outlying Historic Buildings) | | | \$ | 10,000 | | | | | | | | |
| 6/18/2007 | ATM | 25H | HP | Archeological Site Surveys (Bay rd Intersection) | | | \$ | 7,500 | | | | | | | | |
| 6/18/2007 | ATM | 25I | HP | State Grant Match (MHC Survey & Planning) | | | \$ | 20,000 | | | | | | | | |
| 6/18/2007 | ATM | 25J | HP | Historic Preservation Restrictions (Appraisals & Surveys) | | | \$ | 10,000 | | | | | | | | |
| 6/18/2007 | ATM | 26 | OS | CPAC- Open Space - Appraisals & Surveys | | | | | \$ | 15,000 | | | | | | |
| 6/20/2007 | ATM | 27A | OS | CPAC funded APR Map 4B, parcel 6 & Map 5A, parcel 131 | | | | | \$ | 90,000 | | | | | | |
| 6/11/2007 | ATM | 17 | OS/RE | Debt Service | | | | | \$ | 43,666 | | | | | | |
| 11/5/2007 | STM | 7 | OS | Cushman Brook wildlife corridor | | | | \$ | 123,000 | | | | | | | |
| 11/7/2007 | STM | 8a | HP | a: steps and clock tower | \$ | 100,000 | | | | | | | | | | |
| 11/7/2007 | STM | 8b | HP | b: Town Hall Repair CPAC to assume debt service for \$295,000 Borrowing Authorization | | 295,000 | | | | | | | | | | |
| Total Appropriated for FY08 | | | | | \$ | 155,000 | \$ | 201,100 | \$ | 228,000 | \$ | 43,666 | \$ | - | \$ | 627,766 |
| FY2009 Appropriations | | | | | | | | | | | | | | | | |
| 5/14/2008 | ATM | 19A | AH | Community Housing - Olympia Drive | \$ | 150,000 | | | | | | | | | | |
| 5/14/2008 | ATM | 19B | AH | Habitat for Humanity - Stanley Street | \$ | 30,000 | | | | | | | | | | |
| 5/14/2008 | ATM | 20A | HP | Woman's Club Carriage House | | | \$ | 8,800 | | | | | | | | |
| 5/14/2008 | ATM | 20C | HP | Archival Documents Conservation | | | \$ | 20,000 | | | | | | | | |
| 5/14/2008 | ATM | 20D | HP | 575 North East Street Kimball Farm | | | \$ | 25,600 | | | | | | | | |
| 6/11/2008 | ATM | 20B | HP | Hills Mansion | | | \$ | 81,000 | | | | | | | | |
| 5/5/2008 | ATM | 12 | HP | Debt Service/Town Hall Renovations | | | \$ | 44,250 | | | | | | | | |
| 5/5/2008 | ATM | 12 | OS/RE | Debt Service/Plum brook | | | | | \$ | 42,332 | | | | | | |
| 5/14/2008 | ATM | 21B | OS/RE | appraisals and Surveys - recreation land | | | | | \$ | 20,000 | | | | | | |
| 5/14/2008 | ATM | 21A | OS | Appraisals and Surveys - open space | | | \$ | 20,000 | | | | | | | | |
| 5/14/2008 | ATM | 21C | OS | Tiejjen APR | | | \$ | 80,000 | | | | | | | | |
| 5/14/2008 | ATM | 22 | OS | Kimball House Compensation Agreement | | | \$ | 50,000 | | | | | | | | |
| 5/14/2008 | ATM | 23 | ADM | CPAC - Administration | | | | | \$ | 1,500 | | | | | | |
| Total Appropriated for FY09 | | | | | \$ | 180,000 | \$ | 179,650 | \$ | 150,000 | \$ | 62,332 | \$ | 1,500 | \$ | 573,482 |

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED

for FY2008 thru FY2011

by Fiscal Year and Category

| | | | | | Affordable Housing | Historic Preservation | Open Space | Recreation | other | |
|------------------------------|-----|-----|-------|---|-----------------------|--------------------------|---------------------|----------------------|--------------------|----------------------|
| FY2010 Appropriations | | | | | | | | | | |
| 5/11/2009 | ATM | 18A | AH | Habitat for Humanity - Stanley Street #3 | \$ 30,000 | | | | | |
| 5/11/2009 | ATM | 18B | AH | Housing Reserve | \$ 17,200 | | | | | |
| 5/11/2009 | ATM | 18C | HP | West Cemetery ironwork (Cutler & Dickinson plot fencing, Tomb Door) | | \$ 25,000 | | | | |
| 5/11/2009 | ATM | 18D | HP | West Cemetery Town Tomb reconstruction | | \$ 30,000 | | | | |
| 5/11/2009 | ATM | 18E | HP | West Cemetery Landscape Improvement (1730-1870 sections) | | \$ 20,000 | | | | |
| 5/11/2009 | ATM | 18F | HP | Kimball House Historic Preservation 575 North East street (year 3 of 5) | | \$ 25,600 | | | | |
| 5/11/2009 | ATM | 18G | HP | Archival Material Conservation & Restoration (year 4 of 5) | | \$ 20,000 | | | | |
| 5/11/2009 | ATM | 18H | HP | Jones Library roof study/bid specs & emergency repairs (if needed) | | \$ 15,000 | | | | |
| 5/11/2009 | ATM | 18I | HP | Jones Library Special Collections climate control (HVAC) study/bid specs | | \$ 10,000 | | | | |
| 5/11/2009 | ATM | 18J | HP | Civil War Tablets - Phase I Conservation, Engineering & Design, Installation and Interpretation | | \$ 65,000 | | | | |
| 5/11/2009 | ATM | 18L | HP | Historic signs (Writer's Walk - Dickinson, Frost, Francis, etc.) | | \$ 30,000 | | | | |
| 5/11/2009 | ATM | 18M | HP | Historic Register District Nomination (Dickinson District expansion & new Amherst Depot District) | | \$ 10,000 | | | | |
| 5/11/2009 | ATM | 18N | HP | Historic Resource Inventory Phase II, Historic Bams/Outbuildings | | \$ 15,000 | | | | |
| 6/22/2009 | ATM | 22 | HP | Debt Service/Town Hall Renovations | | \$ 42,775 | | | | |
| 5/11/2009 | ATM | 18O | OS | Open Space Surveys and Appraisals | | | \$ 23,500 | | | |
| 5/6/2009 | ATM | 19 | OS | Open Space - Johnson Property Conservation Restriction | | | \$ 75,000 | | | |
| 5/6/2009 | ATM | 20 | OS | Open Space - Olenzki Property purchase | | | \$ 150,000 | | | |
| 6/22/2009 | ATM | 22 | OS/RE | Debt Service/Plum brook | | | | \$ 40,999 | | |
| 5/11/2009 | ATM | 18P | ADM | CPAC - Administration | | | | | \$ 1,500 | |
| | | | | Total Appropriated for FY10 | \$ 47,200 | \$ 308,375 | \$ 248,500 | \$ 40,999 | \$ 1,500 | \$ 646,574 |
| FY2011 Appropriations | | | | | | | | | | |
| 5/10/2010 | ATM | 17E | AH | Habitat for Humanity - Stanley Street #4 | \$ 50,000.00 | | | | | |
| 5/12/2010 | ATM | 17C | AH | Amherst Housing Authority for Capital Improvements to 22 Units of Low Income Housing (borrowing authorization only not part of transfer out) | \$ 350,000.00 | | | | | |
| 5/10/2010 | ATM | 17F | HP | Amherst History Museum | | \$ 45,000.00 | | | | |
| 5/10/2010 | ATM | 17G | HP | Jones Library Roof Restoration | | \$ 40,000.00 | | | | |
| 5/10/2010 | ATM | 17H | HP | North Amherst Library Rehabilitation | | \$ 12,000.00 | | | | |
| 5/10/2010 | ATM | 17I | HP | Jones Library HVAC Special Collections Climate Control | | \$ 75,000.00 | | | | |
| 5/10/2010 | ATM | 17J | HP | Kimball House Historic Preservation 575 North East street (year 4 of 5) | | \$ 25,600.00 | | | | |
| 5/5/2010 | ATM | 9 | HP | Debt Service/Town Hall Renovations | | \$ 29,768.00 | | | | |
| 5/10/2010 | ATM | 17K | HP | Jones Library/Town Clerk - Archival Material Conservation & Restoration | | \$ 20,000.00 | | | | |
| 5/12/2010 | ATM | 17L | OS | Surveys and Appraisals | | | \$ 15,000.00 | | | |
| 5/12/2010 | ATM | 17D | OS | Szwacz Property Purchase | | | \$ 18,000.00 | | | |
| 5/12/2010 | ATM | 17B | OS/RE | Hawthorne Property Purchase for Recreation (borrowing authorization only not part of transfer out) | | | | \$ 500,000.00 | | |
| 5/5/2010 | ATM | 9 | OS/RE | Debt Service/Plum brook | | | | \$ 36,643.00 | | |
| 5/12/2010 | ATM | 17M | ADM | CPAC - Administration | | | | | \$ 1,500.00 | |
| 11/8/2010 | STM | 7A | OS | Stosz property | | | \$ 45,000.00 | | | |
| 11/8/2010 | STM | 7C | AH | Rolling Green Study | \$ 25,000.00 | | | | | |
| | | | | Total Appropriated for FY11 | \$ 75,000.00 | \$ 247,368.00 | \$ 78,000.00 | \$ 36,643.00 | \$ 1,500.00 | \$ 438,511.00 |

CPA Funds Returned to Fund Balance

for FY2008 thru FY2011

As of April 6, 2011

| Date | | | Description | Returned Apprn |
|-------------|-----|------|--|-----------------------|
| 6/20/2007 | ATM | 27 a | CPAC funded APR Map 4B, parcel 6 & Map 5A, parcel 131 (project rescinded) | \$ 10,000.00 |
| | | | Returned FY2008 year end | \$ 10,000.00 |
| 4/27/2005 | ATM | 10E | Interpretive Publications (returned balance) | \$ 2,911.00 |
| 6/14/2006 | ATM | 33F | Interpretive publication: guidebook to the Central Business District National Historic Register District in Downtown Amherst (project rescinded) | \$ 7,500.00 |
| 6/18/2007 | ATM | 25E | Interpretive Publications - (East Village District) | \$ 3,000.00 |
| 5/14/2008 | ATM | 21C | Tiejen APR (unused balance) | \$ 8,000.00 |
| 5/14/2008 | ATM | 20C | Woman's Club Carriage House (project rescinded) | \$ 8,800.00 |
| | | | Returned FY2009 year end | \$ 30,211.00 |
| 6/18/2007 | ATM | 24A | 3 Deferred payment loans (project rescinded) | \$ 150,000.00 |
| 6/11/2008 | ATM | 20B | Hills Mansion Lots (project rescinded) | \$ 81,000.00 |
| 6/18/2007 | ATM | 25H | Archeological Site Surveys (Bay rd Intersection) (project rescinded) | \$ 7,500.00 |
| 6/14/2006 | ATM | 33B | Survey and design of entrance (next to Carriage shops) to historic West Cemetery (returned balance) | \$ 2,459.58 |
| 6/14/2006 | ATM | 33C | Historical research of East Village Common, their first settlement of Amherst (returned balance) | \$ 6,635.00 |
| | | | Returned FY2010 Year to Date | \$ 247,594.58 |
| 10/28/2002 | ATM | 08A | Historic Preservation Appraisals & Surveys | \$ 860.00 |
| 6/14/2006 | ATM | 33H | Historic Preservation Appraisals & Surveys | \$ 6,700.00 |
| 6/18/2007 | ATM | 25D | HP Interpretive Signs - East Village District | \$ 10,000.00 |
| 11/7/2007 | STM | 08A | Town Hall Restoration | \$ 39,799.59 |
| | | | Returned FY2011 Year to Date | \$ 57,359.59 |