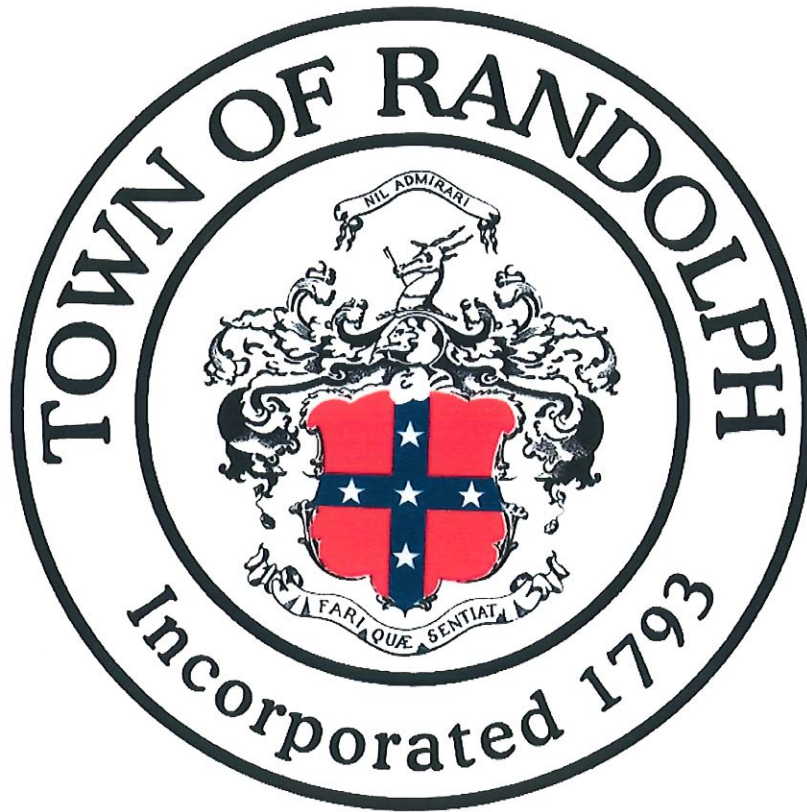


Town of Randolph
Report to the Town Council

FY 2024 Randolph Community Preservation Committee

October 16, 2023



**Town of Randolph
FY 2024 CPC Report to the Town Council**

Table of Contents

CPA Report

- I. Overview of CPA
- II. Summary of CPA in Randolph
- III. Activities of Community Preservation Committee
- IV. Applications Received
 - A. Bear Swamp- \$47,000
 - B. Rear Niles Road- \$31,000
 - C. Rear Niles Road (Rail Trail)- \$23,500
 - D. WildHouse Preservation and Restoration- \$25-50,000
 - E. Porter's Block Building- \$62,500
 - F. Public Pickleball Courts/Area- \$105,000
 - G. Historic Properties Survey- \$36,300
- V. Financial Overview
- VI. Forward Looking Statement

I. Overview of CPA

The Community Preservation Act (hereafter referred to as "CPA"), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low-income applications are available in the Assessor's Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides significant State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and improving a community's infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

II. Summary of CPA in Randolph

Randolph's fiscal year 2024 CPA revenue of approximately \$1,068,187 is expected to be matched by the State in November 2023 at 20%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as "CPC") bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee (as of May 1, 2023)

Housing Authority Member.....	Ronald Lum, Chairman
Recreation Committee Member.....	Coleen Burgess
Town Council Member.....	Ryan Egan
Community Member-Business.....	Bruce Fleischmann
Community Member- Resident.....	Thomas Fisher
Community Member- Resident.....	Marcell Robateau
Conservation Commission Member.....	Vacant
Historical Commission Member.....	Mary West
Planning Board Member.....	Alexandra Alexopoulos

III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee met six times this fiscal year to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document. Furthermore, for several of the projects, the CPC solicited additional information, such as outside reports and evaluations of the proposed projects.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Accepted by the Committee

Table 1 Applications Accepted

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Community Programs Director	Public Pickleball Courts Area	\$105,000	Open Space & Recreation
Historic Commission Chairman	Historic Properties Survey 2023	\$36,300	Historic

Table 2 2024 CPA Expenditures Approved by Category/Type

Historic	
Historic Properties Survey 2023	\$36,300
Open Space & Recreation	
Public Pickleball Courts Area	
Administrative	
FY2024 Administrative Costs	\$64,091
Payments	
Bond Payment	\$269,451

Public Pickleball Courts Area

(\$105,000- Open Space & Rec)

The Recreation Department will repurpose one of the old ballfields on North Street (next door to the ice arena in the Sullivan Complex) to build two outdoor pickleball courts, to include a seating area. The existing Pickleball Courts are heavily used and the demand has been increasing due to the popularity of the fast-growing sport. An additional two courts would provide much needed passive recreation for the residents.

Committee's Comments:

Whereas the existing ballfield is not being utilized and is owned by the Town, and the demand is for more space to play this sport, the CPC has supported other courts of this nature and the CPC feels this project meets the guidelines of the CPA, and therefore supports the funding of this project.

Historic Homes and Cemeteries Survey

(\$36,300- Historic)

The Historical Commission is looking to hire a consultant to enlarge and update the community-wide intensive level survey of cultural and architectural resources in Randolph, building upon previous local and state grant funded survey projects. The survey aims to document approximately 80 historic properties that are 90-100 years old, located in areas not covered in the previous surveys conducted. This project is expected to receive matching funds from a Massachusetts Historical Commission grant.

Committee's Comments:

Whereas one of the Community Preservation Act's core purposes is to preserve history and this project continues the work of a previously approved historic survey and the project is expected to receive matching funding from the Massachusetts Historical Commission, the CPC feels this is a great use of CPA funding and a worthwhile project that will benefit the Town moving forward. We commend the Historic Commission for applying for the matching fund grant. The CPC feels it is important that we preserve our Town's rich history.

Bond Payment

(\$269,451)

The Finance Director has determined a bond payment of \$269,451 this year. The current debt of \$619,207 for Outdoor Recreation, Powers Farm Phases I and II and the Grove Street Trail project is scheduled for a 15-year payoff. After the payment is made the remaining debt will be \$349,756. The Outdoor Recreation bonds from 2012 and 2014 will be paid off in 2024.

Committee's Comments:

Whereas the Committee must pay the obligated amount on any CPC related bonding, the committee recommends this year's bond payment of \$269,451.

V. Randolph CPC Financial Overview

See attached FY2024 recommendation spreadsheet.

VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, the Finance Director, Town Clerk/Registrar's Office, Town Planner, Community Programs Director, Town Counsel and Town Manager.

FY 2024 Community Preservation Committee Recommendations

	Received	2024 Appropriations	Balance
001 CPA General Fund Account			
FY24 local receipts	\$1,048,865		
FY24 estimated abatements/exemptions	-\$6,731		
2.5% Tax	\$26,053		
State Match	\$213,637		
To Community Housing Account		\$128,182	
To Open Space/Rec. Account		\$128,182	
To Historic Preservation Account		\$128,182	
To Budgeted Reserve Account		\$563,735	
To Administrative Account		\$64,091	
To FY 24 Bond Payment		\$269,452	
		<u>\$1,281,824</u>	
Total Reciepts for FY 2024	\$1,281,824		
002 Community Housing Account			
FY23 Balance	\$262,454		
Community Housing account 10% Set Aside	\$128,182		
Total Account Balance	<u>\$390,636</u>		
Balance after 2024 appropriations			\$390,636
003 Open Space and Recreation Account			
FY23 Balance	\$60,546		
Open Space & Recreation account 10% Set Aside	\$128,182		
Total Account Balance	<u>\$188,728</u>		
To: Director of Community Programs-Pickleball Courts Area		-\$105,000	
Balance after 2024 appropriations			\$83,728
004 Historic Preservation Account			
FY23 Balance	\$135,931		
Historic Preservation account 10% Set Aside	\$128,182		
Total Account Balance	<u>\$264,113</u>		
To: Historical Commission- Historic Properties Survey 2023		-\$36,300	
Balance after 2024 appropriations			\$227,813
005 Administrative Account			
CPA Admin Account from 5% of FY24 CPA Estimated Revenue	\$64,091**		
Balance after 2024 appropriations			\$0
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from FY24 Estimated Reserves	\$563,735		
Total Account Balance	<u>\$563,735</u>		
Balance after 2024 appropriations			\$563,735
Total CPA Estimated Accounts Balance**			\$1,265,912
Outstanding Debt- \$349,756			

**The Admin. Acct. remaining balance gets turned back into the CPA Undesignated Fund Balance at the end of the Fiscal Year.