

TOWN OF NAHANT

COMMUNITY PRESERVATION COMMITTEE

Community Preservation Report — Spring 2023

An Introduction to the Community Preservation Act in Nahant

The Community Preservation Act (the “CPA” or the “Act”, M.G.L. 44B) allows any city or Town in The Commonwealth of Massachusetts to adopt a property tax surcharge with revenues from this surcharge (and state matching funds) devoted to open space, historic preservation, affordable housing, and recreation. The first three of these areas must receive an allocation of at least 10% of each year's revenues. Open Space includes land for recreation, and as of July 2012 revenues may be appropriated for rehabilitation and capital improvements on land designated for recreational use.

Nahant was the sixty-second (62nd) community to accept the CPA at a Special Town Election in April 2004. The Act passed by a vote of 374 - 270. This action added a 3% surcharge to Town property taxes, with an exemption for the first \$100,000 of assessed value and with a further exemption for property owners who would qualify for low-income housing or low or moderate-income senior housing. The surcharge went into effect at the beginning of Fiscal Year 2005 (i.e. July 1, 2004-June 30, 2005). 194 communities have adopted CPA, 55% of the Commonwealth's cities and towns.

Consistent with the terms of the CPA and with a bylaw adopted at Nahant's 2004 Annual Town Meeting, a Community Preservation Committee (the “CPC”) was formed to study and recommend how Nahant's CPA revenues should be spent. One of the CPC's first acts was to develop a Mission Statement.

Mission Statement

The primary mission of the Community Preservation Committee (CPC) is to protect and enhance Nahant's unique character as a coastal residential community by facilitating efforts to preserve historic places and structures, to retain and protect open spaces, to increase and/or develop lands available for recreational use and to seek creative solutions to the problem of affordable housing in Nahant.

The CPC's process is consistent with the terms of the CPA. The Committee was formed to study and recommend to Town Meeting plans and proposals regarding the expenditure of Nahant's CPA revenues. The committee serves as a reliable, predictable, and flexible clearing house for community preservation ideas, plans and activities recognizing its responsibility to represent the common interests and greater good of the Town.

In line with this, the CPC views itself as facilitator, advisor, and agent for funding recommendations. Town departments, civic organizations and property owners will be solicited for funding proposals. The committee, in turn, will provide plans and recommendations to the Town Meeting incorporating ideas and proposals that appear to best serve Nahant's community preservation needs.

This Year's Committee

The Community Preservation Committee for 2022-23, appointed by the Selectmen currently consisted of four at-large members (Paul Spirn, Ellen Goldberg, Austin Antrim, Jimmy Dolan) and representatives of the Historical Commission (Lynne Spencer), Housing Authority (David Wilson), Open Space Committee (Nancy Cantelmo). There are two vacancies for representation by the Conservation Commission and the Planning Board. Lynne Spencer was elected Chair in 2018, succeeding Carl Easton who served as chair with dedication through December 31, 2017. Paul Spirn serves as Vice Chair/Clerk while Ellen Goldberg serves as financial administrator for the Committee. We are grateful for the administrative support by Kristin Taylor, Administrative Assistant, Town of Nahant; the financial acumen by Alison Nieto, Finance Director/Town Accountant; and the Tony Barletta, Town Administrator, who attends our meetings faithfully, offering insight and guidance. We also recognize with appreciation Julie Tarmy of the Advisory and Finance Committee who regularly joins us as the liaison with that committee.

In preparation for the 2023 Annual Town Meeting, the CPC held numerous meetings, first to review and analyze the Town's resources as well as to identify the needs and possibilities for community preservation activities to enhance open space, affordable housing, historic preservation, and recreation in the Town (described in Section III) and then to develop its recommendations for projects to be funded. This year's recommendations are listed in the last section of this report. The Committee's recommendations will be presented to the Annual Town Meeting on May 20th for approval.

This document, the *Community Preservation Report Spring 2023*, is a summary of the CPC's work during the eleven-month period following the 2022 Annual Town Meeting. It contains the assessment of future needs, the process by which projects are

evaluated, a history of appropriations (Appendix A), an update on previously funded projects (Appendix B), the Committee FY' 24 recommendations and estimates of impacts on reserves (Appendix C), and Bond Recommendations (Appendix D).

We are currently in the nineteenth (21st) Fiscal Year since the acceptance of the Community Preservation Act by the Town of Nahant in 2004 and at this spring's Annual Town Meeting we will be making recommendations to appropriate the anticipated Fiscal Year 2024 CPA funds. The following summary therefore represents CPA activity for Nahant through the FY2022 - 2023 approved articles for funding.

STATUS OF CPA FUNDING AND PROJECTS

Spring 2023

The Surtax and State Matching Funds

Since adoption and through the current fiscal year, FY'23, the Town will have raised through its CPA surtax the sum of \$3,720,487.43.

This past November (2022) the Town of Nahant received a **100%** match of it's net CPA surcharge from the State CPA Fund to conclude FY 22. This latest reimbursement rate was higher than our average over the years (69%) from inception through FY 2022 for which we have actual numbers, while FY 23 is still estimated. In other words, the **Town has enjoyed a most favorable sixty-nine percent return** on its monies raised by the surtax during the eighteen years of Community Preservation in Nahant.

The Source of Community Preservation Funds is set forth below. Inclusive of matches provided by applicants, and exclusive of borrowings and through the coming fiscal year, the CPA will have provided the Town with \$13,778,481 to use for Community Preservation Act purposes.

Source of Nahant's CPA Funds

	Nahant Surtax	State Match	Interest	Initial Principal Amount of Outstanding Borrowings	Total Funds
FY 05	\$128,654.25		\$880.92		\$129,535.17
FY 06	\$135,637.19	\$129,606.00	\$4,577.99		\$269,821.18
FY 07	\$142,738.27	\$137,073.00	\$21,348.54	\$450,000.00	\$751,159.81
FY 08	\$169,723.82	\$142,839.00	\$22,820.51		\$335,383.33
FY 09	\$169,296.31	\$171,436.00	\$8,461.80	\$625,000.00	\$974,194.11
FY 10	\$166,560.64	\$130,283.00	\$1,488.04		\$298,331.68
FY 11	\$168,141.27	\$101,543.00	\$1,280.31		\$270,964.58
FY 12	\$172,137.48	\$101,495.00	\$622.12		\$274,254.60
FY 13	\$175,869.40	\$103,780.00	\$591.78	\$150,000.00	\$430,241.18
FY 14	\$179,599.76	\$176,692.00	\$687.08		\$356,978.84
FY 15	\$187,852.49	\$131,607.00	\$882.09		\$320,341.58
FY 16	\$196,926.35	\$127,418.00	\$906.24		\$325,250.59
FY 17	\$207,429.05	\$93,525.00	\$2,115.77		\$303,069.82
FY 18	\$207,719.79	\$80,951.00	\$5,043.51		\$293,714.30
FY 19	\$228,738.77	\$104,916.00	\$6,856.73		\$340,511.50
FY 20	\$249,909.09	\$135,572.00	\$4,194.31	\$400,000.00	\$789,675.40
FY 21	\$271,459.52	\$175,243.00	\$1,857.35		\$448,559.87
FY 22	\$275,289.58	\$262,940.00	\$1,352.65	\$500,000.00	\$1,039,582.23
FY23	\$286,804.40	\$257,559.00	\$13,365.00	\$350,000.00	\$907,728.40
To date	\$3,720,487.43	\$2,564,478.00	\$99,332.74	\$2,475,000.00	\$8,859,298.17
FY24*	\$278,132.00	\$236,412.00	\$1,000.00		\$515,544.00
TOTAL	\$3,998,619.43	\$2,800,890.00	\$100,332.74	\$2,475,000.00	\$9,374,842.17

* estimates for FY 24

The Outlook for Next Year

For the coming fiscal year, FY' 24, it is estimated that the Town of Nahant will receive \$236,412 as a state match against the estimated FY '24 CPA surcharge revenues of the town, \$278,132, as provided by the Assessor. This represents an estimate of approximately eighty-five percent (85%) as a state match. Recent communiques from the Community Preservation Coalition describe the substantial increase in the Community Preservation Trust Fund because of the legislation passed in 2019 which essentially doubled the Registry of Deeds recording fees which are the basis of the state match. The CPA Trust Fund now has \$3.74 million available for matching purposes; in contrast, the CPA fund in February 2019 was \$1.76 million. This is an increase of 1.13 x. While the number of participating communities has continued to grow, the outlook for Community Preservation to benefit the participating communities remains strong.

The Leverage of CPA Grants

In addition to receiving the state match each year, the Town has leveraged additional multiples of private and public monies with its use of CPA funds. Much of this money would not have been spent if the CPA were not there to fill funding gaps and to stimulate qualifying projects. Since adoption of the CPA, of the 109 projects approved (through FY 23), 22 have had conditions for matching funds.

Of the approved projects with a total project cost of \$13,778,481, the Town's share (raised by the surtax) of the awards for those projects, \$4,291,441 represents approximately 31% of the total cost of the approved projects. In other words, the Town has been able to achieve a leverage of 3:1 from its local CPA surtax, which means the Town only has to provide approximately 31 cents of every dollar needed for funded projects.

Projects FY 23	Total Project		Town share of	Required Grant	Additional	Town's share as %
Total Eighteen	Cost	Grant	Grant (58%)	Match	Investment	of Total Cost
Years	\$13,778,481	\$8,153,460	\$4,291,441	\$4,724,830	\$458,000	31%

The entire Leverage report is detailed in Appendix A.

The Status of Funded Projects

Appendix B lists the projects approved in each of the prior Fiscal Years, showing the applicant, the category, or categories under CPA that the grant was made, a brief description of the project, the original amount of the grant, the amount of the grant expended to date and a brief description of the status of the project.

The Assessment Process

To evaluate the Town's community preservation needs and make decisions on which projects should be funded, the Community Preservation Committee gathers information and ideas from Nahant citizens and groups who are knowledgeable about each of the community preservation areas. For instance, members of the CPC, if not the entire Committee, regularly consult with members of the Planning Board, the Historic Commission, the Conservation Commission, the Open Space and Recreation Commission, and the Nahant Housing Authority.

Based on the information gathered, the CPC each year develops an assessment of Nahant's goals and needs in each of the community preservation areas. Some projects are ready for immediate action and are being recommended by the CPC, while others are still being considered and developed. The process itself is a valuable one as it allows the CPC and the Town to balance priorities and plan, not only for current projects and needs, but for years ahead.

This Year's Needs Assessment

As part of this year's process, the CPC held a public informational hearing on December 13, 2022, for potential FY24 grants. CPC publicized the hearing through an article in the *Lynn Daily Item* plus a direct mailing to town committees, board chairpersons and non-profit organizations in Nahant.

The following items were made available to the members of the CPC via prior distribution, and to the general public via paper handouts at this meeting and by posting on the Town's web site:

- Town of Nahant Community Preservation Committee, Grant Application Package & Project Submission Form
- pg. 4 of 23 *Spring Report*

- Chart of Community Preservation Fund Allowable Spending Purposes.

This was an informational session to answer questions and to gather information for the assessment of the Town's community preservation needs.

At the public hearing the Chair put forth a history of the CPA, its basic funding mechanism, the appropriations mechanism and the Committee's (CPC) history over the years in Nahant, that we were the 42nd municipality to adopt and that there are now 194 adopting municipalities. The Committee pointed out that although the CPC makes recommendations (to both the Finance Committee and Town Meeting), all projects are voted on and approved (or not) by Town Meeting. The four purposes of the Act were described: Housing, Historic Preservation, Open Space, and Recreation as eligible projects and that the Act specifically excludes maintenance expenditures. The required 10% requirements for Housing, Historic, and Open Space funding were discussed.

A public discussion, led by Lynne Spencer, solicited questions, ideas, and comments from the audience of participating citizens, to which, she, other members of the CPC and the Town Administrator responded.

It was communicated that the deadline for applications for FY24 was January 27, 2023.

Methodology & Results for FY24

<u>Applicant</u>	<u>Project</u>	
Town of Nahant with Ad-hoc Committee	Flash Rd Multi-Use Public Courts	Nahant Historical Society
Digitize Nahant School Records		
Nahant Open Space & Rec Committee	Restore Fort Ruckman section of Bailey's Hill	
Nahant Open Space & Rec Committee	Restoration Projects at Lodge Park	
Town of Nahant	Planting Trees and Repairing Pedestrian Bridges at Kelley Greens	
Town of Nahant	Planning Rights of Way	
Town of Nahant	Preserve Vital Records	

The Selection Process

The applications were reviewed according to the grant guidelines developed by the Committee and according to the standards set forth in the Community Preservation Act legislation. During the application review period, applicants were invited to meet with the Committee to clarify their proposals and answer questions. In evaluating proposed projects committee used criteria set forth below. As the law requires, Town Meeting must approve all Community Preservation Committee funding recommendations.

The Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements described in the CPA legislation. Funds collected under the Community Preservation Act can only be spent for four community preservation areas: open space, historic preservation, affordable housing, and recreational uses. At least 10% of the funds received in any fiscal year must be spent or set aside for each of the first three of those areas (open space, historic preservation, affordable housing). The remaining 70% of each year's funds can be spent in any of the four areas, as determined by the needs of the community. Funding may include acquisitions of ownership interests in real estate, acquisitions of easements and rights of way, acquisitions of land use restrictions (affordable housing, historic preservation and conservation), leases, studies (architectural, engineering, environmental, legal and other technical assistance). Funds also may be appropriated for the creation or support of affordable housing or for preservation or restoration purposes. However, CPA funds cannot be spent on maintenance, i.e. non-capital expenditures for ongoing upkeep of building or landscapes. Up to 5% of annual Community Preservation revenues can be spent on administrative and operating expenses of the Community Preservation Committee.

Projects are then evaluated with consideration of the Selection Criteria adopted by the Town of Nahant CPC. That criteria used to assess proposed projects are:

Selection Criteria

- How will the proposed project contribute to the preservation of Nahant's unique character and enhance Nahant's quality of life?
- Is the proposed project consistent with town planning documents that have received wide input and scrutiny?
- What is the feasibility of the proposed project?

- How “time sensitive” is the project? Is it urgent?
- Is the cost of this project proportionate to its objectives?
- In general, will the project serve multiple needs?
- Specifically, will the project serve more than one CPA category (*i.e.* affordable housing, open space, historic preservation or recreation)?
- Does the project have demonstrated community support?
- Will the project preserve currently owned town assets?
- Will the project involve the acquisition and/or protection of threatened resources?
- Will the project involve multiple sources of funding, or will it leverage other public and/or private funding sources or in-kind services?
- If multiple sources of funding are involved, are commitments from other sources documented?
- Will this project stimulate other public/private projects in Nahant

Grant Acceptance

All grant recipients must fulfill obligations and are required to formally accept the Grant and to sign the Grant Contract, the form of which, together with Grant Requirements and Procurement Guidelines are detailed in the Grant Application Package that is found on the CPC’s web page on the Town’s website <https://nahant.org/community-preservation-committee/project-submission-forms/>

Solicitation of Proposals

The Community Preservation Committee welcomes new project proposals that may contribute to community preservation in Nahant. Please contact the CPC with any suggestions or questions.

Respectfully Submitted,
Lynne Spencer, Chair
April 25, 2023

**Appendix A Nahant Community Preservation Committee
LEVERAGE REPORT'– Inception through Current Fiscal Year (cont.)**

<u>Projects FY 06</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Life-Saving Station	\$135,000	\$135,000	\$62,500	None \$300,000 spent previously		50%
Bailey's Hill Gazebo	\$18,000	\$10,000	\$5,000	\$8,000	\$1,000	28%
Building Study	\$1,500	\$1,500	\$750	None		50%
Master Plan Phase 1(both grants)	\$20,000	\$10,000	\$5,000	None	\$10,000	25%
Totals FY 06	<u>\$174,500</u>	<u>\$156,500</u>	<u>\$73,250</u>	<u>\$8,000</u>	<u>\$11,000</u>	<u>42%</u>

<u>Projects FY 07</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Live-Saving Station	\$1,085,000	\$450,000	\$225,000	\$450,000	\$185,000	21%
Generator	\$19,000	\$19,000	\$9,500	None		50%
Master Plan Phase 2	\$30,000	\$15,000	\$7,500	None	\$15,000	25%
Cemetery	\$30,000	\$15,000	\$7,500	None	\$15,000	25%
Playgrounds	\$44,000	\$20,000	\$10,000	\$20,000	\$4,000	23%
Dory Club Phase 1	\$130,000	\$40,000	\$20,000	\$40,000	\$50,000	15%
Village Church	\$138,000	\$50,000	\$25,000	\$50,000	\$38,000	18%
Totals FY 07	<u>\$1,647,000</u>	<u>\$609,000</u>	<u>\$304,500</u>	<u>\$560,000</u>	<u>\$307,000</u>	<u>21%</u>
Totals 2 Years	<u>\$1, 821,500</u>	<u>\$765,500</u>	<u>\$377,750</u>	<u>\$568,000</u>	<u>\$318,000</u>	<u>20.7%</u>

<u>Projects FY 08</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Forty Steps Beach	\$150,000	\$150,000	\$75,000			50%
Military Housing Study	\$17,500	\$17,500	\$8,750			50%
Nahant LL Study	\$2,000	\$2,000	\$1,000			50%
Heritage Trails	\$53,500	\$23,500	\$11,750		\$30,000	22%
Totals FY 08	<u>\$223,000</u>	<u>\$193,000</u>	<u>\$96,500</u>		<u>\$30,000</u>	<u>43%</u>
Totals 3 Years	<u>\$2,044,500</u>	<u>\$958,500</u>	<u>\$474,250</u>	<u>\$568,000</u>	<u>\$348,000</u>	<u>23.2%</u>

**Appendix A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year (cont.)**

<u>Projects FY 09</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Chairlift and Housing Improvements	\$24,0000	\$24,0000	\$12,0000			50%
Library, Chapel and Town Hall	\$200,000	\$200,000	\$100,000			50%
Heritage Trails	\$40,0000	\$20,0000	\$10,0000		\$20,000	25%
Town Wharf	\$700,000	\$700,000	\$350,000			50%
Total FY '09	\$964,000	\$944,000	\$472,000		\$20,000	49%
Total 4 Years	<u>\$3,008,500</u>	<u>\$1,902,500</u>	<u>\$946,250</u>	<u>\$568,0000</u>	<u>\$368,000</u>	<u>31.5%</u>

<u>Projects FY 10</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Housing Authority Windows and Storm Doors	\$100,000	\$60,000	\$33,708		\$40,000	35%
Community Garden	\$10,000	\$10,000	\$5,618			56%
Public Way Study	\$12,500	\$12,500	\$7,022			56%
Total FY '10	\$122,500	\$82,500	\$46,348		\$40,000	38%
Total 5 Years	<u>\$3,131,000</u>	<u>\$1,985,000</u>	<u>\$992,598</u>	<u>\$568,000</u>	<u>\$408,000</u>	<u>31.7%</u>

<u>Projects FY 11</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Roof Replacement	\$40,000	\$40,000	\$25,157			63%
Library	\$45,000	\$45,000	\$28,302			63%
Dune Restoration	\$5,000	\$5,000	\$3,145			63%
Town Wharf	\$40,000	\$40,000	\$25,157			63%
Public Way Study	\$10,000	\$10,000	\$6289			63%
Total FY '11	\$140,000	\$140,000	\$88,050			63%
Total 6 Years	<u>\$3,271,000</u>	<u>\$2,125,000</u>	<u>\$1,080,648</u>	<u>\$568,000.00</u>	<u>\$408,000.00</u>	<u>33%</u>

**Attachment A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year (cont.)**

<u>Projects FY 12</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Public Way Study	\$11,240	\$11,240	\$7,025			60%
Community Garden	\$15,000	\$15,000	\$9,375			60%
Ellingwood Chapel	\$5,000	\$5,000	\$3,145			60%
Cemetery	\$4,000	\$4,000	\$2,500			60%
Master Plan and NLSS	\$190,000	\$190,000	\$118,750		\$50,000	60%
Total FY '12	\$225,240	\$225,240	\$140,795		\$50,000	60%
Total 7 Years	<u>\$3,496,240</u>	<u>\$2,350,240</u>	<u>\$1,221,44</u> <u>3</u>	<u>\$568,000</u>	<u>\$458,000</u>	<u>34.5%</u>

<u>Projects FY 13</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Spindrift Chair Lift	\$12,710	\$12,710	\$7,875.00			63%
Public Way Study	\$12,500	\$12,500	\$8,007.30			63%
Total FY '13	\$25,210	\$25,210	\$15,882.30			63%
Total 8 Years	\$3,521,450	\$2,375,450	\$1,237,325.30	\$568,0000	\$458,0000	<u>35.1%</u>

<u>Projects FY 14</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Town Library; windows, loggia, skylight	\$30,000	\$30,000	\$15,000			50%
Recreation Study	\$25,000	\$25,000	\$12,500			50%
Town Wharf (ramp to Marjoram Hill Park)	\$500,000	100,000	\$100,000	\$400,000		20%
Town Wharf (Dory Club around and ramp wall)	\$65,000	\$65,000	\$32,500			50%
Town Hall Auditorium Windows Weather strip	\$10,000	\$10,000	\$5,000			50%
Ellingwood Chapel Electrical Upgrades	\$10,000	\$10,000	\$5,000			50%

**Attachment A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year (cont.)**

Total FY '14	\$640,000	\$240,000	\$165,000	\$400,000		26.6
Total 9 Years	\$4,161,450	\$2,615,450	\$1,402,325	\$968,000	\$458,000	<u>33.7%</u>

<u>Projects FY 15</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Town Records Preservation, year 1 of 5	\$31,319	\$31,319	\$19,502			62.3%
Town Hall Interior Stair Case Rehabilitation	\$15,000	\$15,000	\$9,342			62.3%
Town Hall HVAC lower level	\$45,74	\$45,745	\$28,485			62.3%
Town Hall Preserve Exterior Balcony	\$15,000	\$15,000	\$9,342			62.3%
Total FY '15	\$107,064	\$107,064	\$66,671			62.3
Total 10 Years	\$4,268,514	\$2,722,514	\$1,468,996	\$968,000	\$458,000	<u>34.4%</u>

<u>Projects FY 16</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (58.8%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Town Records Preservation, year 2 of 5	\$28,373	\$28,373	\$16,690			58.8%
Town Hall Flag Pole Preservation	\$15,000	\$15,000	\$8,823.53			58.8%
Fire Station Study	\$15,000	\$15,000	\$8,823.53			58.8%
Wharf Ramp and Sea Wall Study	\$25,000	\$25,000	\$14,705.88			58.8%
Cemetery Records DB	\$16,500	\$16,500	\$9,705.88			58.8%
Platform Tennis at NCC	\$60,000	\$20,000	\$11,764.71	\$40,000		19.5%
Ellingwood Electric	\$20,000	\$20,000	\$11,764.71			58.8%
Library Building Study	\$20,000	\$20,000	\$11,764.71			58.8%
NLSS Site Plan and Stairs	\$100,000	\$95,000	\$55,882.35	5,000		55.9%

**Attachment A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year (cont.)**

Cross index Building Dept. records	\$5,000	\$5,000	2,941.18			58.8%
Total FY '16	\$304,873	\$259,873	\$152,866.48	\$45,000		50.1%
Total 11 Years	\$4,573,387	\$2,982,387	\$1,621,862.78	\$1,013,000	\$458,000	<u>35.5%</u>

<u>Projects FY 17</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (60.6%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Town Records Preservation, year 3 of 5	\$27,030	\$27,030	\$1,6380.18			60.6%
Cross Index Building Department Records	\$5,000	\$5,000	\$3,030.00			60.6%
Preserve Town Hall Cupola	\$90,000	\$90,000	\$54,540			60.6%
Library Art, Furnishings, and Artifact Preservation	\$21,000	\$21,000	\$12,726			60.6%
Town Wharf Rehabilitation, match for Seaport Advisory Grant	\$643,820	\$233,820	\$141,694.92	\$410,000		22%
Total FY '17	\$786,850	\$376,850	\$228,371.10	\$410,000		29%
Total 12 Years	\$5,360,237	\$3,359,237	\$1,850,233.88	\$1,423,000	\$458,0000	<u>34.5%</u>

<u>Projects FY 18</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (61%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Comprehensive building envelope assessment for Town Hall, Public Library & Ellingwood Chapel	\$35,000	\$35,000	\$21,350			61%
Town Records Preservation, year 4 of 5	\$26,634	\$26,634	\$16,002.74			61%
Town Hall – Masonry repairs	\$30,000	\$30,000	\$18,300			61%
Town Hall – Handicapped Access Study	\$10,000	\$10,000	\$6,100			61%
Public Library – Exterior and Interior Repairs	\$85,000	\$85,000	\$51,850			61%

**Attachment A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year (cont.)**

Ellingwood Chapel – Restoration of 3 sets of doors	\$30,000	\$20,000	\$12,200			61%
Lifesaving Station – roof run-off control at north entries	\$10,000	\$10,000	\$6,000			61%
25 Furbush Road – acquisition and site restoration	\$30,650	\$20,650	\$12,596.50	\$10,000		39%
Total FY '18	\$257,284	\$237,284	\$144,399.24	\$10,000		58%
Total 13 Years	\$5,617,521	\$3,596,521	\$1,994,633.12	\$1,433,000	\$458,000	<u>35.5%</u>
<u>Projects FY 19</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (54%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Town Records Preservation year 5 of 5	\$27,020	\$27,020	14,509.80			54%
Nahant Historical Society Artifacts Cataloging	\$5,685	\$5,685	3,069.90	In-kind services		54%
Ellingwood Chapel	\$162,000	\$112,000	\$60,480.00	\$50,000		39.8%
Nahant Public Library	\$25,000	\$25,000	\$12,500.00			54%
Town Hall	\$45,000	\$45,000	\$24,300.00			54%
Community Center	\$30,000	\$20,000	\$10,800.00	\$10,000		36%
Wharf Gangway	\$7,750	\$7,750	\$4,185.00			54%
Wetlands Mapping	\$10,000	\$10,000	\$5,400.00			54%
Total FY '19	\$312,455	\$252,455	135,244.70	\$60,000		<u>49.97%</u>
Total 14 Years	\$5,929,976	\$3,848,976	\$2,129,877.82	\$1,493,000	\$458,000	<u>35.9%</u>
<u>Projects FY 20</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (50%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Public Library	\$519,000	\$400,000	200,000	70,000		38.5%
Tennis & Basketball Courts, Flash Road	\$160,000	\$160,000	80,000			50%
Johnson School Basketball Court	\$5,000	\$5,000	2,500			50%

**Attachment A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year (cont.)**

Softball Field, Nahant Road	\$15,000	\$15,000	7,500			50%
Council on Aging Kitchen, Town Hall	\$100,000	\$50,000	25,000	\$50,000		25%
Tudor Beach stairs	\$20,000	\$20,000	10,000			50%
Open Space Master Plan	\$30,000	\$30,000	15,000			50%
Total FY '20	\$849,000	\$680,000	\$340,000	\$120,000		<u>37.64%</u>
Total 15 Years	\$6,778,976	\$4,528,976	2,469,877.82	\$1,613,000	\$458,000	<u>36.4%</u>
<u>Projects FY 21 – FY22</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (50%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Little League	\$47,375	\$32,375	16,187.50	15,000		34%
American Legion	\$4,000	\$4,000	2,000			50%
Flash road Tennis & Basketball Court	\$120,000	\$120,000	60,000			50%
Public Library: 10-year bond	\$620,000	\$500,000	250,000			50%
Ellingwood Chapel	\$50,000	\$50,000	25,000			50%
Wharf floating dock and gangway	\$83,830	\$17,000	8,500	66,830		10%
Window replacement, 41-53 & 75-77 Spring Road	\$45,000	\$45,000	22,500			50%
Envelope Restoration, 155 Greystone Road	\$155,000	\$155,000	77,500			<u>50%</u>
Bailey's Hill Park, Fort Ruckman area	\$41,000	\$41,000	20,500			<u>50%</u>
Lowlands Softball Fields	\$27,000	\$27,000	13,500			<u>50%</u>
Town Hall: Handicapped Access Improvements	\$165,000	\$165,000	82,500			<u>50%</u>

**Attachment A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year (cont.)**

Little Nahant Playground	\$24,000	\$24,000	12,000			<u>50%</u>
Basketball Court, Spring Road	\$12,000	\$12,000	6,000			<u>50%</u>
East Point, Conservation Restriction: 30-year bond	\$4,500,000	1,500,000	750,000	\$3,000,000		<u>17%</u>
Total FY '21-22	\$5,894,205	\$2,692,375	\$1,346,188	\$3,081,830		<u>23%</u>
Total 17 Years	\$12,673,181	\$7,221,351	\$3,816,065	\$4,694,830	\$458,000	<u>30.1%</u>
Projects FY22-23	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (51%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Historical Society Document Restoration	<u>\$41,450</u>	<u>\$18,464</u>	<u>\$9,416.64</u>			<u>23%</u>
Nahant Lifesaving Station Boat Room Doors	<u>\$80,000</u>	<u>\$64,000</u>	<u>\$32,640</u>	<u>\$16,000</u>		<u>41%</u>
Village Church universal access to entrances	<u>\$50,000</u>	<u>\$40,000</u>	<u>\$20,400</u>	<u>\$10,000</u>		<u>41%</u>
Johnson School Heritage Trail enhancement	<u>\$41,000</u>	<u>\$11,000</u>	<u>\$5,610</u>	<u>\$1,000</u>		<u>14%</u>
Housing Production Plan	<u>\$75,000</u>	<u>\$75,000</u>	<u>\$38,250</u>			<u>51%</u>
Town Hall Assembly Room Acoustic and Lighting upgrades	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$51,000</u>			<u>51%</u>
Greenlawn Cemetery walls and arch/Town Hall improvements Bond	<u>\$350,000</u>	<u>\$350,000</u>	<u>\$178,500</u>			<u>51%</u>

**Attachment A Nahant Community Preservation Committee
LEVERAGE REPORT`– Inception through Current Fiscal Year (cont.)**

Greenlawn Cemetery/Town Hall improvements Year 1 debt payment	<u>\$54,950</u>	<u>\$54,950</u>	<u>\$28,024.50</u>			<u>51%</u>
Little Nahant Playground Equipment	<u>\$100,000</u>	<u>\$60,000</u>	<u>\$30,600</u>			<u>31%</u>
Bailey's Hill Restoration	<u>\$50,000</u>	<u>\$25,000</u>	<u>\$12,750</u>			<u>26%</u>
Lodge Park Maintenance Plan	<u>\$7,500</u>	<u>\$4,500</u>	<u>\$2,295</u>	<u>\$3,000</u>		<u>31%</u>
Town Hall Flagpole rehabilitation	<u>\$25,000</u>	<u>\$7,500</u>	<u>\$3,825</u>			<u>15%</u>
Public Library Bond payment Year 1; FY21 borrowing	<u>\$70,000</u>	<u>\$70,000</u>	<u>\$35,700</u>			<u>51%</u>
Public Library Bond payment Year 3: FY19 borrowing	<u>\$60,400</u>	<u>\$51,695</u>	<u>\$26,364.45</u>			<u>44%</u>
Total FY '22-23	<u>\$1,105,300</u>	<u>\$932,109</u>	<u>\$475,375.59</u>	<u>\$30,000</u>		<u>43%</u>
Total 18 Years	<u>\$13,778,481</u>	<u>\$8,153,460</u>	<u>\$4,291,441</u>	<u>\$4,724,830</u>	<u>\$458,000</u>	<u>31%</u>

**Appendix B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23**

<u>Projects FY 2006</u>	<u>Applicant</u>	<u>CPA Category and Project Description</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Status and Comments</u>
Nahant Life-Saving Station	Town of Nahant Life-Saving Station Committee	Historic: Exterior renovations to station building	\$135,000.00	(\$135,000.00)	Completed
Bailey's Hill Gazebo	Women's Club	Historic: Construction of historic gazebo at Bailey's Hill	\$10,000.00	(\$10,000.00)	Completed
Building Study	American Legion	Historic: Existing conditions study of Legion building	\$1,500.00	(\$1,482.00)	Completed \$18 returned to CPA General Reserve
Legion Porch Repair	American Legion	Historic: Porch replacement and structural repairs Legion building	\$7,500.00	\$0.00	Not accepted \$7,500 returned to CPA General Reserve
Master Plan	Planning Board	Housing: Master Plan- community housing aspects	\$5,000.00	(\$3,404.20)	Unexpended balance \$1595.80 transferred for Public Ways Study
Master Plan	Planning Board	Open Space: Master Plan-open space elements	\$5,000.00	(\$5,000.00)	Expended entirely
Administrative	CPC	Annual administrative costs of the committee	\$5,000.00	(\$1,810.13)	\$3,189.87 not used and returned to CPA Reserve

**Appendix B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23**

<u>Projects 2007</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Nahant Life-Saving Station	Town of Nahant Life-Saving Station Committee	Historic Renovations to station and garage building and grounds; construction of community bathrooms and showers	\$450,000 by Borrowing	(\$450,000.00)	Funds expended
Housing Generator	Housing Authority	Housing Emergency generator	\$19,000.00 0	(\$19,000.00)	Completed
Master Plan	Planning Board	Housing and Open Space Master Plan	\$15,000.00 0	(\$1,734.00)	\$8,266 transferred to Public Ways Study in FY11; \$5000 recommended to be transferred to Public Ways Study in FY12
Greenlawn Cemetery	Town of Nahant	Historic Improvements to Greenlawn Cemetery	\$15,000.00 0	(\$15,000.00)	Completed
Playgrounds	Swing With Me	Recreation Construction of two new playground areas	\$20,000.00 0	(\$20,000.00)	Completed
Dory Club Building	Dory Club	Historic Exterior renovations to Dory Club clubhouse building	\$40,000.00 0	(\$40,000.00)	Completed
Village Church	Village Church	Historic Roof and window restoration	\$50,000.00 0	(\$50,000.00)	Completed
Administrative	CPC	Annual administrative costs	\$5,000.00 0	(\$3,449.65)	1550.35 not used and returned to CPC General Reserve

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

<u>Projects 2008</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Forty Steps Beach Stairs	Town of Nahant	Open Space Provide stairway access to beach	\$150,000.00 by Borrowing	(\$150,000.00)	Completed
Military Housing Study	Town of Nahant Military Housing Committee	Housing Study of military housing property utilization	\$17,500.00	(\$17,500.00)	Completed
Nahant Little League Study	Nahant Little League	Recreation Study of Facilities	\$2,000.00	\$0.00	\$2,000 transferred to Community Preservation Act General Reserves
Heritage Trails	Nahant Open Space Committee	Open Space Improvements to Heritage Trail	\$23,500.00	(\$23,500.00)	Phase I completed
Administrative	CPC	Annual Administrative Costs	\$5,000.00	(\$3,414.40)	\$1,585.60 not used and returned to CPC General Reserve

<u>Project 2009</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Chairlift Improvement	Nahant Housing Authority	Housing Chairlift and other housing improvements	\$24,000.00	(\$23,145.13)	Work completed; \$854.87 transferred to Roof Replacement
Town Hall, Library, Chapel	Town of Nahant	Historic	\$200,000.00	(\$200,000.00)	Completed
Heritage Trails	Nahant Open Space Committee	Open Space Improvements to Heritage Trail	\$20,000.00	(\$19,282.00)	\$718.00 available
Town Wharf Debt	Town of Nahant	Recreation, Open Space Historic Preservation Wharf Preservation	\$700,000.00 \$625,000.00 by Borrowing	(\$700,000.00)	\$625,000.00 borrowed. Work completed and bond paid off
Administrative	CPC	Annual Administrative Costs	\$5,000.00	(\$2,854.47)	\$2,145.53 not used and returned to CPC General Reserve

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

<u>Projects FY 2010</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Windows/Doors	Nahant Housing Authority	Housing Replace Windows and Doors	\$60,000.00	(\$60,000.00)	Complete
Community Garden	Town of Nahant	Open Space	\$10,000.00	(\$10,000.00)	Complete
Public Way Study	Nahant Planning Board Committee	Open Space	\$12,500.00	(\$12,500.00)	Complete
Administrative	CPC	Annual Administrative Costs	\$5,000.00	(\$2,701.78)	Unused portion of \$2,298.22 to be returned to CPC General Reserve

<u>Projects FY 2011</u>	<u>Applicant</u>	<u>CPA Category and Project Description</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Roof Replacement	Nahant Housing Authority	Housing Replace Roof	\$40,000.00	(\$20,338.40)	Completed; unexpended transferred to Housing Reserve
Dune Restoration	Town of Nahant	Open Space	\$5,000.00	(\$5,000.00)	Completed
Public Way Study	Nahant Planning Board Committee	Open Space	\$10,000.00	(\$775.78)	Continuing effort, balance \$9,244.42 for use
Town Wharf Preservation	Town of Nahant	Recreation, Open Space, Historic	\$40,000.00	(\$40,000.00)	Work completed
Library Renovations	Nahant Library	Historic Preservation	\$45,000.00	(\$43,917.50)	\$1082.50 balance. Available for Library architectural fees
Administrative	CPC	Annual Administrative Costs	\$5,000.00	(\$2,345.17)	\$2,654.83 returned to CPC General Reserve

<u>Projects 2012</u>	<u>Applicant</u>	<u>CPA Category and Project Description</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Public Way Study	Nahant Planning Board	Open Space	\$11,240.00	(\$11,240)	Complete
Community Garden	Town of Nahant	Open Space	\$15,000.00	(\$15,000)	Complete
Ellingwood Chapel Repairs	Town of Nahant	Historic Preservation	\$5,000.00	4,924.50	Completed; unexpended transferred to 2014 article
<u>Projects 2012 (Cont.)</u>	<u>Applicant</u>	<u>CPA Category and Project Description</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

Cemetery Gates	Town of Nahant/Cemetery Committee	Historic Preservation	\$4,000	(\$1,600)	Complete. \$2,400 transferred to General Reserves.
Short Beach: Master Plan and Nahant Life Saving Station Site Improvements	Town of Nahant Nahant Preservation Trust	Historic Preservation	\$190,000.00 \$95,000.00	(\$274,710.22)	Additional funding from FY 2016. Balance of \$6,794.78
Administrative Fund	CPC	Annual administrative costs	\$5,000	(\$2,430.14)	\$2,569.86 returned to CPC General Reserve

<u>Projects 2013</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Chairlift Improvement	Nahant Housing Authority	Housing: Chairlift and other housing improvements	\$12,710.40	(\$12,410.85)	Work completed; \$295.55 unspent, to be transferred to reserve
Public Ways Study	Nahant Planning Board	Open Space	\$12,500.00	(\$8,532.50)	Surveys and title research of Little Nahant Completed, some bounds placed; title research commenced Big Nahant. Balance of \$3,967.50 for continuing effort.

<u>Projects 2014</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Library Preservation	Library Trustees	Historic	\$30,000.00	(\$30,000)	Complete
Recreation Study	Town of Nahant	Recreation	\$25,000.00	(\$21,002.57)	Study complete. Balance of \$3,809.93 returned to General Reserve.
Emergency Wharf Repairs	Town of Nahant	Historic Preservation	\$65,000.00	(\$55,470.29))	Completed. Balance of \$9,529.71 returned to General Reserve.
Wharf Preservation	Town of Nahant	Historic Preservation	\$100,000.00	0	Rescinded in FY 17
Ellingwood Electrical Rehabilitation	Town of Nahant	Historic Preservation	\$10,000.00	\$10,000.00	Complete
Town Hall Auditorium Window	Town of Nahant	Historic Preservation	\$10,000.00	(9,571.75)	Complete. Balance returned to General reserve
Spindrift Site Work: Parking lot	Housing Authority	Housing	\$50,000.00	(\$50,000)	Completed

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

<u>Projects 2015</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Town Records Preservation, year 1 of 5	Town of Nahant	Historic Preservation	\$31,319.00	(\$31,319)	Phase 1 complete
Town Hall Interior Stair Case Rehabilitation	Town of Nahant	Historic Preservation	\$15,000.00	(\$6,000)	\$9,000 transferred to the General Reserves
Town Hall HVAC lower level	Town of Nahant	Historic Preservation	\$45,745.00	(\$32,957.50)	\$12,787 transferred to General Reserves.
Town Hall Preserve Exterior Balcony	Town of Nahant	Historic Preservation	\$15,000.00	(\$15,000)	Completed

<u>Projects 2016</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Town Records Preservation, year 2 of 5	Town of Nahant	Historic Preservation	\$28,373	(\$28,073)	Complete
Town Hall Flag Pole Preservation	Town of Nahant	Historic Preservation	\$15,000.00	(\$15,000)	Complete
Fire Station Study	Town of Nahant	Historic Preservation	\$15,000.00	(\$15,000)	Complete
Wharf Ramp and Sea Wall Study	Town of Nahant	Historic Preservation	\$25,000.00	(\$14,787.44)	Complete. \$10,212.46 transferred to General Reserves.
Cemetery Records DB	Town of Nahant	Historic Preservation	\$16,500	(\$16,500)	Complete
Platform Tennis at NCC	Nahant Country Club	Recreation	\$20,000	(\$20,000)	Complete
Ellingwood Electric	Town of Nahant and Cemetery Committee	Historic rehabilitation	\$20,000	(\$20,000)	Additional private funds \$6,000
Library Building Study	Library Trustees	Historic rehabilitation	\$20,000.00	(\$19,507.50)	\$492.50 balance pending
NLSS Site Plan and Stairs	Nahant Preservation Trust	Historic Preservation	\$95,000	(\$88,205.22)	Balance of \$6,794.78
Cross index Building Dept. records	Assessor's and Planning Board	Historic Preservation	\$5,000	(\$4,976.25)	Complete. Balance of \$23.75 transferred to General Reserve.

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

<u>Projects 2017</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Town Records Preservation, year 3 of 5	Town of Nahant	Historic Preservation	\$27,030	(\$27,073)	Phase 3 complete.
Town Hall Cupola Preservation	Town of Nahant	Historic Preservation	\$90,000.00	(\$81,916)	Complete. Balance of \$7,985.56 for weathervane.
Town boat ramp and wharf repairs	Town of Nahant	Open Space and Historic	\$233,000.00	(223,470.29)	\$9,529.71 to be transferred to the General Reserve May 2022 Town Meeting.
Cemetery Records DB	Town of Nahant	Historic Preservation	\$16,500	(\$16,500)	Complete
Ellingwood Electric	Town of Nahant and Cemetery Committee	Historic rehabilitation	\$20,000	(\$5,783.69)	Designed and bid. Additional private funds of \$6,000 procured to finish project this spring.
Library Artifact Cataloguing	Library Trustees	Historic rehabilitation	\$21,000.00	(\$11,908.21)	Work in progress. \$9,091.79 balance.
Cross index Building Dept. records	Assessor's and Planning Board	Historic Preservation	\$5,000	(\$5,000)	Software installed, additional funding to update records.

<u>Projects 2018</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Comprehensive envelope assessment for Town Hall, Public Library & Ellingwood Chapel	Town of Nahant	Historic Preservation	\$35,000	(\$34,970.55)	Complete. \$29.45 transferred to General Reserves FY21.
Town Records Preservation, year 4 of 5	Town of Nahant	Historic Preservation	\$26,634	(\$26,634)	Complete
Town Hall -- Masonry Repairs	Town of Nahant	Historic Preservation	\$30,000	(\$24,497)	Complete. \$5053 balance pending.
Town Hall – Handicap access study	Town of Nahant	Historic Preservation	\$10,000	(\$9,675)	Complete, \$325 balance to be transferred to General Reserves FY21.
Public Library – Exterior and Interior Repairs	Town of Nahant	Historic Preservation	\$85,000.00	(\$55,666.67)	In progress. \$29,333.33 available for more repairs.

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

Ellingwood Chapel – Restoration of three sets of doors	Town of Nahant	Historic Preservation	\$30,000.00	(\$25,236.57)	Complete. \$4,763.43 balance transferred to General Reserve.
Lifesaving Station – roof run-off control at north entries	Nahant Preservation Trust & Veterans Association	Historic Preservation	\$10,000.00	(\$10,000)	Complete
25 Furbush Road – acquisition & site restoration	Nahant Preservation Trust & SWIM	Open Space	\$20,650.00	(\$19,864)	Completed.

<u>Projects 2019</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Catalog Historic Items	Nahant Historical Society	Historic Preservation	\$5,685.00	(\$5,685)	Complete
Public Library Building Repairs	Town of Nahant/Library Trustees	Historic Preservation	\$25,000.00	(\$24,827.63)	Work completed. Balance of \$172.37.
Town Hall Building Repairs	Town of Nahant	Historic Preservation	\$45,000.00	(\$45,000)	Complete
Ellingwood Chapel Masonry Repairs	Town of Nahant	Historic Preservation	\$112,000.00	(\$112,000)	Complete. \$112,000 + \$64,680 MPPF matching grant expended 2019
Town Wharf Gangway	Town of Nahant	Recreation	\$7,750.00	(\$7,052)	Complete; \$698.00 balance transferred to General Reserve.
Wetlands delineation map	Town of Nahant	Open Space	\$10,000.00	(\$3,500.00)	\$6,500 balance pending
Community Center front walkway replacement	Nahant Preservation Trust	Historic Preservation	\$20,000.00	(\$20,000)	Complete
Town Records Preservation, year 5 of 5	Town of Nahant	Historic Preservation	\$27,020	(\$27,020)	Complete.

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

<u>Projects 2020</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Tudor Beach Stairs	Town of Nahant	Recreation	\$20,000	(\$16,859.88)	Balance \$3,140.12 transferred to the General Reserve.
Johnson School Basketball Courts	Town of Nahant	Recreation	\$5,000	(\$5,000)	Complete
Nahant Road Softball Field	Town of Nahant	Recreation	\$15,000	(\$15,000)	Combined with funding in FY22. Project complete
Town Hall, Council on Aging Kitchen	Town of Nahant	Historic Preservation	\$50,000		Planning in progress
Open Space Masterplan	Town of Nahant	Open Space	\$30,000		Open Space Committee has been formed & is beginning their analysis
Public Library	Town of Nahant	Historic Preservation	\$400,000	(\$388,645.35) (\$9,916.67)	10 year borrowing. Terrace construction completed 2020 + Bond payment. Balance of \$11,354.65.
Flash Road Tennis & Basketball Courts	Town of Nahant	Recreation	\$160,000	(\$160,000)	Combined with FY21 grant of \$120,000 for to complete the project.
<u>Projects 2021-22</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Nahant Little League ball fields	Nahant Little League	Recreation	\$32,375	(\$32,375)	Complete matched by \$15,000 by the Little League
American Legion sign	American Legion Post 215	Historic preservation	\$4,000	(\$4,000)	Complete
Flash road Tennis & Basketball Courts	Town of Nahant	Recreation	\$120,000	(\$120,000)	Project complete.
Public Library	Town of Nahant	Historic Preservation	\$500,000	(\$443,900) (\$24,121)	10 year borrowing + bond pmt
Public Library	Town of Nahant	Historic Preservation	\$400,000	(\$51,695)	Year 2 of 10-year bond
Ellingwood Chapel	Town of Nahant	Historic Preservation	\$50,000	0	
Wharf floating docks and gangway	Nahant Dory Club	Recreation	\$17,000	(\$17,000)	Complete matched by \$66,830 by Dory Club

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

Window replacement at 41-53 and 75-77 Spring Road	Housing Authority	Community Housing	\$45,000	(\$45,000)	Complete
Building envelope restoration	155 Greystone Road	Community Housing	\$155,000	(\$155,000)	Complete
Bailey's Hill Park – Fort Ruckman, east slope	Town of Nahant	Open Space	\$41,000	(\$41,000)	In progress; to be combined with additional funding in FY23
Lowlands Softball Fields	Town of Nahant	Recreation	\$27,000	(\$26,101.73)	Complete
Town Hall: Handicap Access Improvements	Town of Nahant	Historic Preservation	\$165,000		
Little Nahant Playground	Town of Nahant	Recreation	\$24,000	(\$280.00)	
Basketball Court, Spring Road	Town of Nahant	Recreation	\$12,000	(\$12,000)	Complete
East Point: Conservation Restriction	Town of Nahant	Open Space, Recreation, Historic Preservation	\$1,500,000		30 year bond toward total budget of \$4,500,000, \$3,000,000 provided by private donation. No action at this time.
<u>Projects 2022-23</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Document Restoration	Nahant Historical Society	Historic Preservation	\$18,464	(\$17,349)	
NLSS Boat Room Doors	Nahant Preservation Trust	Open Space/Rec	\$64,000		
Universal access to entrances	Village Church	Historic Preservation	\$40,000		
Heritage Trail enhancement	Johnson School/Town of Nahant	Open Space	\$11,000		
Housing Production Plan	Town of Nahant	Housing	\$75,000		
Town Hall Acoustic and Lighting Improvements	Town of Nahant	Historic Preservation	\$100,000		

**Attachment B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/25/23 (cont.)**

Town Hall/Greenlawn Cemetery Improvements	Town of Nahant	Historic Preservation	\$350,000 \$54,950	(\$253,894.64)	Borrowing plus Year 1 of bond payment
Playground Equipment	Town of Nahant	Recreation	\$60,000		
Bailey's Hill Restoration	Town of Nahant	Open Space	\$60,000	(\$60,000)	
Maintenance Plan Lodge Park	Town of Nahant and SWIM	Open Space/Historic Preservation	\$4,500	(\$4,500)	
Flag Pole Rehab	Town of Nahant	Historic Preservation	\$7,500		
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$70,000		Year 2 of bond payment
Public Library	Town of Nahant	Historic Preservation	\$51,695		Year 3 of bond payment

RECOMMENDATIONS – Spring 2023

Community Preservation Report — Spring 2023

The Community Preservation Committee has approved the following recommendations for the FY 2024 Advisory and Finance Committee's Consideration

ARTICLE 21. (Community Preservation) To see if the Town will vote to spend, or set aside for later spending, not less than 10 per cent of the annual revenues in the Community Preservation Fund for open space, not less than 10 per cent of the annual revenues for historic resources, and not less than 10 per cent of the annual revenues for community housing or to take any other action as may be allowed under the Community Preservation Act as requested by the Community Preservation Committee.

FY2024 Grant Recommendations:

A. To appropriate the sum of \$10,000 from Fiscal Year 2024 Community Preservation Fund estimated revenues for administrative and operating expenses of the Community Preservation Committee.

Supporting Statement from the CPC: In addition to annual expenses such as dues, help with printing the warrant, etc., these monies are available to assist applicants with professional help in the application process.

B. To appropriate the sum of \$71,720 from the FY 2024 Community Preservation estimated revenues to upgrade the existing Flash Road public tennis courts with improvements of lighting, wind and sun screens to enhance the multi-uses of the courts for tennis playing as well providing improvements for the playing of pickleball for the purpose of promoting recreation in the Town of Nahant. The request for CPA funding, including all incidental and related costs, is based upon an application submitted by a group of volunteers but all upgrades to the facilities and their use are subject to approval by the Town of Nahant and administration by the Town Administrator and Board of Selectmen.

Supporting Statement from the CPC: A group of volunteer residents submitted this application to upgrade the existing public recreational facilities located along Flash Road. The proposed request would overlay four pickleball courts onto the two existing tennis courts. This application included proposed upgrades to the existing facilities so that both tennis and pickleball can be enjoyed at the facility by the public. The Community Preservation Committee is supportive of enhancing the use of the Flash Road recreational area, with the proviso that the specific elements that receive funding are subject to approval by the Town of Nahant. The Committee recognizes that scheduling for use by tennis players and pickleball players, parking, evening playing, the reservation system as well as the implementation of the improvements will entail administration by the Town Administrator and Board of Selectmen. Pickleball supporters are contributing \$6,610 dollars towards the project.

C. To appropriate the sum of \$23,775 from the FY 2024 Community Preservation estimated revenues for the purpose of completing a half-way completed project of restoring and digitizing badly degraded historical records--Nahant School registers, 1963-1968.

Supporting Statement from the CPC: Last year a similar project, funded with CPC funds appropriately rescued the preceding four volumes in the series of bound logs of Nahant School registers. A shortage of funds among competing worthy projects dictated that the project be spread over two years. Of nine registers originally supercooled at the Northeast Document Conservation Center, Andover, to arrest catastrophic moldy degeneration, four were disassembled, cleaned, repaired, restored and digitized, and now the remaining five will undergo the same treatment. These books give a perspective on life in Nahant that goes beyond primary education, touching also its history, social structure and behavior, culture, and economics. To quote from the proposal, "These school log books open the door to the day-to-day lives of the residents of Nahant... a community's reliance on one another in times of uncertainty and

Appendix C — Recommendations and Estimates

celebration... While historical publications will describe the physical attributes of Nahant, these logs offer a vital connective link to the personal and family histories of those who've lived here for generations as well as those whose times here were more transient, such as military families."

D. To appropriate the sum of \$46,500 from FY 2024 Community Preservation estimated revenues to continue restoration work at the Fort Ruckman section of the east slope of the Bailey's Hill.

Supporting Statement from the CPC: *The Bailey's Hill complex encompasses one of the largest areas of open space in Nahant. The upland sections in this area have become significantly overgrown with invasive trees, shrubs and herbivorous plants. Major work on the Fort Ruckman section has been accomplished by Superintendent Zachary Taylor and the Nahant Department of Public Works, with funds from a FY2022 Community Preservation grant. To date, the area below the Fort Ruckman battery has been cleaned of debris and invasive plants on that hill have been removed. Hardscaping of the slope has been achieved in addition to construction of stone retaining walls. Stabilization of the slope has been secured with native grass planting. A plan for restoration with additional native species plants is currently underway. This new proposal would continue that work, using ecological landscape management professionals to assist with control of invasive plants and with the installation of designated native plants in the fall of 2023. The Town of Nahant Open Space and Recreation Plan 2022-2029 specifically supports the scope of the proposed work. This grant proposal is submitted by the Nahant Open Space and Recreation Committee, along with the Department of Public Works.*

E. To appropriate the sum of \$29,000 from FY 2024 Community Preservation estimated revenues to carry out restoration projects at Lodge Park on East Point. This proposal involves trail redesign and natural restoration to improve safety as well as the introduction of new signage.

Supporting Statement from the CPC: *This work is recommended by the 2022 Henry Cabot Lodge Memorial Park Management Plan (funded by FY 2023 Community Preservation funds) and the Town of Nahant Open Space and Recreation Plan 2022-2029 to maintain the natural beauty and safety of Lodge Park. Trails leading from the main loop path are dangerous to those engaging in passive recreation and are contributing to further erosion. Safety along several steep slopes near the main loop trail will also be enhanced with the use of native species "green fencing" and boulders or other natural materials. Also proposed are two wayfinding signs leading up to Lodge Park and four interpretive signs concerning the natural history and cultural heritage of the area. This project continues the work begun by Zachary Taylor and the Nahant Department of Public Works, who would continue this work along with ecological landscape management professionals. This proposal is submitted by the Nahant Open Space and Recreation Committee, in conjunction with the Department of Public Works. Included in the request a \$1,000 contribution from Nahant S.W.I.M, Inc.*

F. To appropriate the sum of \$50,000 from FY 2024 Community Preservation estimated revenue for the planting of trees at the Kelly Green and restoration of three pedestrian bridges.

Supporting Statement from the CPC: *The Town of Nahant is fortunate to preserve approximately 30% of its land as open space and Kelly Greens is a major part of that open space. It is a complex ecosystem relating to water conservation and quality, water management and drainage, wildlife habitat and biodiversity, carbon sequestration, and plant diversity. It is also a much-appreciated recreational resource for golfers, bird lovers, and walkers. The land itself has a long history of varying uses, from hunting and fishing ground for the indigenous population to cleared land for grazing to US Army base camp to golf course today.*

This grant will purchase and plant 10 – 15, 2.5" caliber trees in strategic locations, with the selections coordinated by the Tree Task force, Department of Public Works, Kelly Greens management team, and the Conservation Commission.

The second part of this grant will reconstruct pedestrian bridges as part of improving the drainage ditches through the golf course and the related culverts and underground piping as recommended in the recently completed Lowlands

Appendix C — Recommendations and Estimates

Stormwater analysis. These improvements to Bear Pond and the ditch systems will provide immediate significant stormwater benefits.

G. To appropriate the sum of \$20,000 from FY 2024 Community Preservation estimated revenue for the planning and implementation of the Town's rights of way.

Supporting Statement from the CPC: *In the past, the Planning Board has sponsored title and deed research, surveying and marking Nahant's historic rights of way, which are typically to the tideline. This grant will continue those efforts, with implementation of signage notifying the public of those rights of way and initiating the research and surveying rights of way on Big Nahant.*

H. To appropriate the sum of \$25,000 from the FY 2024 Community Preservation estimated revenues for the purpose of transforming currently vulnerable Town of Nahant vital records, 1980 - present, into a format that will ensure their preservation for all mandated, as well as historical purposes. [Neither the disbursement of the funds nor the Town's entering into any agreement based on the availability of those funds shall take place until Stipulation 1, below, is satisfied.]

Supporting Statement from the CPC: *During the years 2014-2018 the Town appropriated \$140,376 (of which \$138,343 was ultimately spent) to restore, preserve, and digitize vital records that had been deteriorating over more than a hundred years. Now Town Clerk Diane Dunfee, acting on behalf of the Town, proposes to bring the work of the project up to the current date during the upcoming fiscal year with the deacidification and rebinding of all vital records since 1970 not yet treated, to make their quality archival and their data secure. The project qualifies for CPA funds dedicated to the Preservation of Historic Resources before these records succumb to degradation that befalls documents not especially prepared to withstand physical stresses. It consists of a richly detailed proposal from the nationally respected data and document management company, Kofile Technologies, who were responsible for the earlier, larger project that met the expectations of Ms. Dunfee's predecessor as Town Clerk, Margaret Barile.*

In addition to the work to be done by Kofile, in order to preserve the durability of Town Records from this point on, the Town Clerk has provided details of procedures--and a commitment of regular Town funding to support the procedures--employing appropriate materials and ongoing digitization to ensure that additional effort and expense will not be needed in the future to maintain Town Records and the data they contain in stable and accessible form for the foreseeable future.

I. To appropriate for the payment of debt service on the \$350,000 Town Hall and Greenlawn Cemetery Entrance Archway Bonding authorized by the 2022 Annual Town Meeting (Article 22H), the sum of \$52,850 from FY 2024 Community Preservation estimated revenue for the first year of the bond payments.

Supporting Statement from the CPC: *This represents the first year of a ten-year bond supporting repairs to the Town Hall and Greenlawn Cemetery Archway.*

J. To appropriate for the payment of debt service on the \$500,000 Public Library Bonding authorized by the 2021 Annual Town Meeting (Article 21E), the sum of \$68,000 from FY 2024 Community Preservation estimated revenue for the second year of the bond payments.

Supporting Statement from the CPC: *This represents second year of a ten-year bond supporting repairs to the Public Library.*

K. To appropriate for the payment of debt service on the \$400,000 Public Library Bonding authorized by the 2019 Annual Town Meeting (Article 16C), the sum of \$50,152 from FY 2024 Community Preservation estimated revenues for the fourth year of the bond payments.

Supporting Statement from the CPC: *This represents the fourth year of a ten-year bond supporting repairs to the Public Library.*

Appendix C — Recommendations and Estimates

L. To recommend the Town set aside from Fiscal Year 2024 Community Preservation Fund estimated revenues for later appropriation any other amount not otherwise set aside or appropriated as aforesaid to be maintained in the Community Preservation Fund General Reserves Account for later appropriation.

		Fiscal Year 2024 CPC Appropriation Recommendations by CPA Category and CPA Reserves				
From Community Preservation Fund		Authorization	Open Space Reserves	Historic Reserves	General Reserves	Transfer
A. Administrative Expenses	Admin	10,000				
B. Flash Rd Pickleball Courts	Recreation	71,720				
C. Digitize Nahant School Records	Historic	23,775				
D. Restore Fort Ruckman section of Bailey's Hill	Open Space	46,500				
E. Restoration projects at Lodge Park on East Point	Open Space/Rec	29,000				
F. Planting trees at Kelley Greens and repair pedestrian bridges	Open Space/Rec	50,000				
G. Planning Rights of Way	Open Space	20,000				
H. Preservation of Town Vital Records	Historic	25,000				
I. Debt payment - 1st year payment Town Hall/Cemetery borrowing	Historic	52,850				
J. Debt payment - 2nd year payment Library/Town Hall borrowing	Historic	68,000				
K. Debt payment - 4th year payment Library borrowing	Historic	50,152				
L. General Reserves	Reserves					
Total Community Preservation Fund		446,997	-	-	-	
Current CPA Reserves			-	-	169,664	
Total CPA Reserves if Votes Approved Above			-	-	169,664	

