

TOWN OF NAHANT

COMMUNITY PRESERVATION COMMITTEE

Community Preservation Report — Spring 2025

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). 200 communities have adopted CPA, 65% 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 2025-26, appointed by the Selectmen currently consisted of three at-large members appointed by the Select Board (Paul Spirn, Ellen Goldberg, Austin Antrim) and representatives of the Historical Commission (Lynne Spencer), Housing Authority (David Wilson), Open Space Committee (Nancy Cantelmo). There are vacancies for representation by the Conservation Commission and the Planning Board, with a third vacancy that can be appointed by the Select 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 Barbara Beatty and Deborah Warren of the Advisory and Finance Committee who regularly joins us as the liaisons to Community Preservation Committee from that committee.

In preparation for the 2025 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 for FY 2026 CPA grants will be presented to the Annual Town Meeting on May 17, 2025, for approval.

This year the Committee elected to adopt the two-part process suggested by the Community Preservation Coalition, starting with an Eligibility Application which was due November 21, 2024. This brief application is intended to ensure that prospective full applications meet with the state's criteria guiding Community Preservation funding. The full applications were due January 21, 2025. The Committee is grateful that Ellen Goldberg and Nancy Cantelmo took on the challenge of creating fillable, online applications, working closely with the Town's website designer.

This document, the *Community Preservation Report Spring 2025*, is a summary of the CPC's work during the eleven-month period following the 2024 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), and the Committee FY' 25 recommendations and estimates of impacts on reserves (Appendix C).

We are currently in the twentieth (20th) 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 2026 CPA funds. The following summary therefore represents the entire history of CPA activity for Nahant through the FY2025 articles for funding approved by the Town Meeting on May 18, 2024.

STATUS OF CPA FUNDING AND PROJECTS

Spring 2025

The Surtax and State Matching Funds

Since adoption and through the current fiscal year, FY2025, the Town will have raised through its CPA surtax the sum of \$4,318,018.89.

This past November (2024) the Town of Nahant received a **44%** match of its net CPA surcharge from the State CPA Fund to conclude FY 2025. This latest reimbursement rate was a bit lower than our average over the years (69%) from inception through FY 2025 for which we have actual numbers, while FY 2026 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 twenty years of Community Preservation in Nahant. In addition, many recipients have provided match in addition to the grant awards.

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 \$14,684,915 to use for Community Preservation Act purposes.

	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	\$285,048.83	\$257,559.00	\$23,938.27	\$350,000.00	\$916,546.10
FY24	\$308,908.03	\$147,131.00	\$35,475.94		\$491,514.97
FY25	\$290,379.00	\$145,189.50	\$1,000.00		\$436,568.50
To date	\$4,318,018.89	\$2,856,798.50	\$146,381.95	\$2,475,000.00	\$9,796,199.34
FY26*	\$308,756.00	\$123,502.00	\$1,000.00		\$433,258.00
TOTAL	\$4,626,774.89	\$2,980,300.50	\$147,381.95	\$2,475,000.00	\$10,229,457.34

The Outlook for Next Year

For the coming fiscal year, FY’ 26, it is estimated that the Town of Nahant will receive \$123,502 as a state match against the estimated FY ’26 CPA surcharge revenues of the town, \$308,756, as provided by the Assessor. This represents an estimate of approximately forty percent (40%) as a state match. Recent communiques from the Community Preservation Coalition describe softening of the state match capability due to a slowdown in the source of a state match – real estate activity and document fees filings in the state’s Registries of Deeds. The CPA Trust Fund is estimated to be lower than the previous year. While the number of participating communities has continued to grow, the outlook for Community Preservation to benefit the participating communities remains steady with the benefits being substantial for participating communities. As a 3% community, Nahant stands to receive more benefit from the grant distribution cycles.

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 122 projects approved (through FY 25), 25 have had conditions for matching funds.

Of the approved projects with a total project cost of \$14,684,915, the Town’s share (raised by the surtax) of the awards for those projects, \$4,871,809 represents approximately 33% 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 33 cents of every dollar needed for funded projects.

<u>Projects FY 25</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>
Total Twenty Years	\$14,684,915	\$9,017,462	\$4,871,809	\$4,767,262	\$458,000	33%

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 October 8, 2024, for potential FY26 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 & Eligibility Submission Form

- 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 196 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 three 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.

The deadline for the Eligibility Application for FY26 was November 21, 2024, with the full CPA Application due January 27, 2025. This two-part process was productive in clarifying eligibility per the state CPA guidelines and helping applicants hone their applications.

Applications received for FY26:

<u>Applicant</u>	<u>Project</u>
Nahant Veterans Services, American Legion	Two flagpoles, Veterans Park
Nahant Preservation Trust	Nahant Lifesaving Station roof
Nahant Housing Authority	Roof replacement, 39-41, 43-45, 47-49, 51-52 Spring Road
Nahant Open Space & Rec Committee/Town of Nahant	Bailey's Hill complex - Fort Ruckman Restoration, Phase 2
Town of Nahant/Recreation Commission	Pleasant Street Playground
Nahant Public Library	Exterior Preservation, Electrical Wiring, Fire Detection

Based on subsequent communications, the American Legion withdrew their application as future upgrades to Veterans Park are being considered that may impact the commemorative flagpole configuration.

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 demonstrate 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 web site: <https://nahant.org/cpc-grant-application/>.

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
with invaluable assistance from Alison Nieto, Finance Director/Town Accountant

April 14, 2025

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<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>\$1174,500</u>	<u>\$156,500</u>	<u>\$73,2500</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	\$19,0000	\$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	None		50%
Military Housing Study	\$17,500	\$17,500	\$8,750	None		50%
Nahant LL Study	\$2,000	\$2,000	\$1,000	None		50%
Heritage Trails	\$53,500	\$23,500	\$11,750	None	\$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**

<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	\$24,000	\$24,000	\$12,000	None		50%
Library, Chapel and Town Hall	\$200,000	\$200,000	\$100,000	None		50%
Heritage Trails	\$40,0000	\$20,0000	\$10,0000	None	\$20,000	25%
Town Wharf	\$700,000	\$700,000	\$350,000	None		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	None	\$40,000	35%
Community Garden	\$10,000	\$10,000	\$5,618	None		56%
Public Way Study	\$12,500	\$12,500	\$7,022	None		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	None		63%
Library	\$45,000	\$45,000	\$28,302	None		63%
Dune Restoration	\$5,000	\$5,000	\$3,145	None		63%
Town Wharf	\$40,000	\$40,000	\$25,157	None		63%
Public Way Study	\$10,000	\$10,000	\$6289	None		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</u>	<u>\$408,000.</u>	<u>33%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<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>\$1,221,443</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	None		63%
Public Way Study	\$12,500	\$12,500	\$8,007.30	None		63%
Total FY '13	\$25,210	\$25,210	\$15,882.30	None		63%
Total 8 Years	<u>\$3,521,450</u>	<u>\$2,375,450</u>	<u>\$1,237,325.30</u>	<u>\$568,0000</u>	<u>\$458,0000</u>	<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%
Total FY '14	\$640,000	\$240,000	\$165,000	\$400,000		26.6%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

Total 9 Years	<u>\$4,161,450</u>	<u>\$2,615,450</u>	<u>\$1,402,325</u>	<u>\$968,000</u>	<u>\$458,000</u>	<u>33.7%</u>
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<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	<u>\$4,268,514</u>	<u>\$2,722,514</u>	<u>\$1,468,996</u>	<u>\$968,000</u>	<u>\$458,000</u>	<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%
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%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

Total 11 Years	<u>\$4,573,387</u>	<u>\$2,982,387</u>	<u>\$1,621,862.78</u>	<u>\$1,013,000</u>	<u>\$458,000</u>	<u>35.5%</u>
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Projects FY 17	<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	<u>\$5,360,237</u>	<u>\$3,359,237</u>	<u>\$1,850,233.88</u>	<u>\$1,423,000</u>	<u>\$458,0000</u>	<u>34.5%</u>

Projects FY 18	<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%
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%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

Total FY '18	\$257,284	\$237,284	\$144,399.24	\$10,000		58%
Total 13 Years	<u>\$5,617,521</u>	<u>\$3,596,521</u>	<u>\$1,994,633.12</u>	<u>\$1,433,000</u>	<u>\$458,000</u>	<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		49.97%
Total 14 Years	<u>\$5,929,976</u>	<u>\$3,848,976</u>	<u>\$2,129,877.82</u>	<u>\$1,493,000</u>	<u>\$458,000</u>	<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%
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		37.64%
Total 15 Years	<u>\$6,778,976</u>	<u>\$4,528,976</u>	<u>2,469,877.82</u>	<u>\$1,613,000</u>	<u>\$458,000</u>	<u>36.4%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY21 – 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			50%
Bailey's Hill Park, Fort Ruckman area	\$41,000	\$41,000	\$20,500			50%
Lowlands Softball Fields	\$27,000	\$27,000	\$13,500			50%
Town Hall: Handicapped Access Improvements	\$165,000	\$165,000	\$82,500			50%
Little Nahant Playground	\$24,000	\$24,000	\$12,000			50%
Basketball Court, Spring Road	\$12,000	\$12,000	\$6,000			50%
East Point, Conservation Restriction: 30-year bond	\$4,500,000	\$1,500,000	\$750,000	\$3,000,000		17%
Total FY '22	\$5,894,205	\$2,692,375	\$1,346,188	\$3,081,830		23%
Total 17 Years	<u>\$12,673,181</u>	<u>\$7,221,351</u>	<u>\$3,816,065</u>	<u>\$4,694,830</u>	<u>\$458,000</u>	<u>30.1%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY23</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (53%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Nahant Historical Society Document Restoration	\$41,450	\$18,464	\$9,785.92			24%
Nahant Lifesaving Station Boat Room Doors	\$80,000	\$64,000	\$33,920.00	\$16,000		42%
Village Church universal access to entrances	\$50,000	\$40,000	\$21,200.00	\$10,000		42%
Johnson School Heritage Trail enhancement	\$41,000	\$11,000	\$5,830.00	\$1,000		14%
Housing Production Plan	\$75,000	\$75,000	\$39,750.00			53%
Town Hall Assembly Room Acoustic and Lighting upgrades	\$100,000	\$100,000	\$53,000.00			53%
Greenlawn Cemetery walls and arch/Town Hall improvements Bond	\$350,000	\$350,000	\$185,500.00			53%
Greenlawn Cemetery/Town Hall improvements Year 1 debt payment	\$54,950	\$54,950	\$29,123.50			53%
Little Nahant Playground Equipment	\$100,000	\$60,000	\$31,800.00			32%
Bailey's Hill Restoration	\$50,000	\$25,000	\$13,250.00			27%
Lodge Park Maintenance Plan	\$7,500	\$4,500	\$2,385.00	\$3,000		32%
Town Hall Flagpole rehabilitation	\$25,000	\$7,500	\$3,975.00			16%
Public Library Bond payment Year 1; FY21 borrowing	\$70,000	\$70,000	\$37,100.00			53%
Public Library Bond payment Year 3: FY19 borrowing	\$60,400	\$51,695	\$27,398.35			45%
Total FY '23	\$1,105,300	\$932,109	\$494,017.77	\$30,000		45%
Total 18 Years	<u>\$13,778,481.00</u>	<u>\$8,153,460.00</u>	<u>\$4,310,083.09</u>	<u>\$4,724,830.00</u>	<u>\$458,000.00</u>	<u>31%</u>

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Projects FY23-24</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (63%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Flash Rd Pickleball Courts	\$78,330	\$71,720	\$45,183.60	\$6,610		58%
Digitize Nahant School Records	\$23,775	\$23,775	\$14,978			63%
Restore Fort Ruckman section of Bailey's Hill	\$38,690	\$38,690	\$24,375			63%
Restoration projects at Lodge Park on East Point	\$29,700	\$28,700	\$18,081	\$1,000		61%
Planting Trees at Kelley Greens and repair pedestrian bridges	\$50,000	\$50,000	\$31,500			63%
Planning Rights of Way	\$20,000	\$20,000	\$12,600			63%
Preservation of Town Vital Records	\$25,000	\$25,000	\$15,750			63%
Town Hall/Cemetery Bond payment Year 1 FY23 borrowing	\$52,850	\$52,850	\$33,296			63%
Library/Town Bond payment Year 2; FY21 borrowing	\$68,000	\$68,000	\$42,840			63%
Library Bond payment Year 4; FY19 borrowing	\$50,152	\$50,152	\$31,596			63%
Total FY '23-24	\$436,497	\$428,887	\$270,199	\$7,610		62%
Total 19 Years	<u>\$14,214,978</u>	<u>\$8,582,347</u>	<u>\$4,580,282</u>	<u>\$4,732,440</u>	<u>\$458,000</u>	<u>32%</u>

<u>Projects FY24-25</u>	<u>Total Project Cost</u>	<u>Grant</u>	<u>Town share of Grant (67%)</u>	<u>Required Grant Match</u>	<u>Additional Investment</u>	<u>Town's share as % of Total cost</u>
Flash Road Master Plan	\$55,000	\$44,000	\$29,480	\$11,000		54%
Heritage Trail at Goddard Drive	\$20,000	\$20,000	\$13,400			67%
Little League Field Lighting	\$95,000	\$75,000	\$50,250	\$20,000		53%
Fort Ruckman Restoration	\$81,515	\$78,515	\$52,605	\$3,000		65%
Beach Accessibility	\$50,000	\$50,000	\$33,500			67%
Forest Playground Boulder Scramble	\$16,422	\$15,600	\$10,452	\$822		64%
Town Hall/Cemetery Bond payment Year 2 FY23 borrowing	\$60,000	\$60,000	\$40,200			67%

**APPENDIX A Nahant Community Preservation Committee
LEVERAGE REPORT – Inception through Current Fiscal Year**

<u>Library/Town</u> <u>Bond payment</u> Year 3; FY21 borrowing	<u>\$52,000</u>	<u>\$52,000</u>	<u>\$34,840</u>	-	-	<u>67%</u>
Library Bond payment Year 5; FY19 borrowing	\$40,000	\$40,000	\$26,800			67%
Total FY '24-25	\$469,937	\$435,115	\$291,527	\$34,822		62%
Total 20 Years	\$14,684,915	\$9,017,462	\$4,871,809	\$4,767,262	\$458,000	33%

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<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 4/14/25**

<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	(\$19,000.00)	Completed
Master Plan	Planning Board	Housing and Open Space Master Plan	\$15,000.00	(\$1,734.00)	\$8,266 transferred to Public Ways Study in FY11; \$5000 transferred to Public Ways Study in FY12
Greenlawn Cemetery	Town of Nahant	Historic Improvements to Greenlawn Cemetery	\$15,000.00	(\$15,000.00)	Completed
Playgrounds	Swing With Me	Recreation Construction of two new playground areas	\$20,000.00	(\$20,000.00)	Completed
Dory Club Building	Dory Club	Historic Exterior renovations to Dory Club clubhouse building	\$40,000.00	(\$40,000.00)	Completed
Village Church	Village Church	Historic Roof and window restoration	\$50,000.00	(\$50,000.00)	Completed
Administrative	CPC	Annual administrative costs	\$5,000.00	(\$3,449.65)	\$1,550.35 not used and returned to CPC General Reserve

<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

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<u>Projects 2008 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
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	(\$19,482.00)	\$518.00 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

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<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 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	(\$8,255.58)	Continuing effort, balance \$1,744.22 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	(\$44,885.56)	\$114.44 balance to be transferred to CPC General Reserve
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
Cemetery Gates	Town of Nahant/Cemetery Committee	Historic Preservation	\$4,000	(\$1,600)	Complete. \$2,400 transferred to General Reserves.

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<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>
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	(\$285,000)	Additional funding from FY 2016.
Administrative Funds	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; \$299.55 unspent and 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 Windows	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

<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

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<u>Projects 2015 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
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	(\$28,373)	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	(\$19,921.16)	\$78.84 balance transferred to the CPC General Reserve
NLSS Site Plan and Stairs	Nahant Preservation Trust	Historic Preservation	\$95,000	(\$88,205.22)	Balance of \$6,794.78 to be transferred to the CPC General Reserve.
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.

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<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	(\$27,030)	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 Preservation	\$233,000.00	(223,470.29)	\$9,529.71 transferred to the CPC General Reserve.
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	(\$20,000)	Complete
Library Artifact Cataloguing	Library Trustees	Historic rehabilitation	\$21,000.00	(\$19,408.21)	Work in progress. \$1,591.79 balance to be transferred to the CPC General Reserve.
Cross index Building Dept. records	Assessor's and Planning Board	Historic Preservation	\$5,000	(\$5,000)	Software installed.

<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. \$5,053 balance pending.
Town Hall – Handicap access study	Town of Nahant	Historic Preservation	\$10,000	(\$9,675)	Complete.
Public Library – Exterior and Interior Repairs	Town of Nahant	Historic Preservation	\$85,000.00	(\$55,666.67)	In progress. \$29,333.33 to be transferred to CPC General Reserve.
Ellingwood Chapel – Restoration of three sets of doors	Town of Nahant	Historic Preservation	\$30,000.00	(\$25,236.57)	Complete. \$4,763.43 to be transferred to CPC General Reserve.
Lifesaving Station – roof run-off control at north entries	Nahant Preservation Trust & Veterans Association	Historic Preservation	\$10,000.00	(\$10,000)	Complete

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<u>Projects 2018 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
25 Furbush Road – acquisition & site restoration	Nahant Preservation Trust & SWIM	Open Space	\$20,650.00	(\$20,650)	Complete

<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 transferred to the CPC General Reserve.
Town Hall Building Repairs	Town of Nahant	Historic Preservation	\$45,000.00	(\$43,274.31)	Complete; \$1,725.69 balance transferred to the CPC General Reserve.
Ellingwood Chapel Masonry Repairs	Town of Nahant	Historic Preservation	\$112,000.00	(\$112,000)	Complete. \$112,000 + \$64,680 MPPE 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 transferred to the CPC General Reserve.
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.

<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

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<u>Projects 2020 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Open Space Master plan	Town of Nahant	Open Space	\$30,000	(\$50.00)	Balance of \$29,950 to be transferred to CPC General Reserve.
Public Library	Town of Nahant	Historic Preservation	\$400,000 \$62,800	(\$388,645.35) (\$62,800)	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 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 Hall	Town of Nahant	Historic Preservation	\$500,000 \$61,250	(\$500,000) (\$61,250)	10 year borrowing Year 1 bond payment
Public Library	Town of Nahant	Historic Preservation	\$55,200	(\$55,200)	Year 2 bond payment
Ellingwood Chapel	Town of Nahant	Historic Preservation	\$50,000	(\$1,509)	
Wharf floating docks and gangway	Nahant Dory Club	Recreation	\$17,000	\$0	Unspent balance to be transferred to CPC General Reserve.
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	(\$27,000)	Complete
Town Hall: Handicap Access Improvements	Town of Nahant	Historic Preservation	\$165,325	\$0	
Little Nahant Playground	Town of Nahant	Recreation	\$24,000	(\$24,000)	Complete

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<u>Projects 2021-22 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
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	\$0	30 year bond toward total budget of \$4,500,000, \$3,000,000 provided by private donation. No action at this time.

<u>Projects 2023</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)	Balance of \$1,115 transferred to the CPC General Reserve.
NLSS Boat Room Doors	Nahant Preservation Trust	Open Space/Rec	\$64,000	(\$64,000)	Complete
Universal access to entrances	Village Church	Historic Preservation	\$40,000	(\$40,000)	Complete
Heritage Trail enhancement	Johnson School/Town of Nahant	Open Space	\$11,000	\$0	Unspent funds transferred to CPC General Reserve.
Housing Production Plan	Town of Nahant	Housing	\$75,000	(\$75,000)	Complete
Town Hall Acoustic and Lighting Improvements	Town of Nahant	Historic Preservation	\$100,000	(\$45,967)	
Town Hall/Greenlawn Cemetery Improvements	Town of Nahant	Historic Preservation	\$350,000 \$54,950	(\$214,318.95) (\$54,950)	Borrowing Year 1 of bond payment
Playground Equipment	Town of Nahant	Recreation	\$60,000	(\$57,143.04)	Balance of \$2,856.96
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	\$0	
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$70,000	(\$70,000)	Year 2 of bond payment
Public Library	Town of Nahant	Historic Preservation	\$51,695	(\$51,695)	Year 3 of bond payment

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<u>Projects 2024</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Flash Rd Pickleball Courts	Town of Nahant & Ad-hoc Committee	Recreation	\$71,720	(\$42,442.76)	
Digitize Nahant School Records	Nahant Historical Society	Historic Preservation	\$23,775	(\$23,735)	Balance of \$40 transferred to the CPC General Reserve.
Restore Fort Ruckman, Bailey's Hill	Nahant Open Space & Recreation Committee	Open Space	\$46,500	(\$46,500)	
Restoration Project at Lodge Park	Nahant Open Space & Recreation Committee	Open Space/Recreation	\$29,000	(\$18,724)	
Planting Trees at Kelley Greens & pedestrian bridge	Town of Nahant	Open Space/Recreation	\$50,000	(\$16,765)	
Planning Rights of Way	Town of Nahant	Open Space	\$20,000	\$0	
Preservation of Town Vital Records	Town of Nahant	Historic Preservation	\$25,000	(\$21,621.30)	Balance of \$3,378.70 to be transferred to the CPC General Reserve.
Town Hall/Cemetery	Town of Nahant	Historic Preservation	\$52,850	(\$52,850)	Year 2 bond payment
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$68,000	(\$68,000)	Year 3 bond payment
Public Library	Town of Nahant	Historic Preservation	\$50,152	(\$50,152)	Year 4 bond payment

<u>Projects 2025</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Flash Rd Master Plan	Town of Nahant	Open Space/Recreation	\$44,000	(\$14,881.84)	
Heritage Trail at Goddard Drive	Town of Nahant	Recreation	\$20,000	\$0	
Little League Field Lighting	Town of Nahant	Recreation	\$75,000	\$0	
Fort Ruckman Restoration	Nahant Open Space & Rec Committee	Open Space/Recreation	\$78,515	(\$69,653.36)	

**APPENDIX B Nahant Community Preservation Committee
FUNDED PROJECTS STATUS REPORT as of 4/14/25**

<u>Projects 2025 (cont)</u>	<u>Applicant</u>	<u>CPA Category and Description of Project</u>	<u>Appropriation Amount</u>	<u>Expended</u>	<u>Comments</u>
Beach Accessibility	Town of Nahant	Open Space/Recreation	\$50,000	\$0	
Forest Playground Boulder Scramble	Johnson School & Nahant Garden Club	Open Space	\$15,600	\$14,600	Complete; unspent balance of \$1,000 to be transferred to CPC General Reserve.
Town Hall/Cemetery	Town of Nahant	Historic Preservation	\$60,000	(\$60,000)	Year 3 bond payment
Public Library/Town Hall	Town of Nahant	Historic Preservation	\$52,000	(\$46,367.67)	Year 4 bond payment
Public Library	Town of Nahant	Historic Preservation	\$40,000	(\$23,235.93)	Year 5 bond payment

APPENDIX C

RECOMMENDATIONS – Spring 2025

Community Preservation Report — Spring 2025

**The Community Preservation Committee has approved the following recommendations
for the FY 2026 Advisory and Finance Committee's Consideration**

ARTICLE 24. (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.

FY 2026 Grant Recommendations:

- A. To appropriate the sum of \$150,000 from FY2026 Community Preservation estimated revenues to replace the cedar shingle roof on the Nahant Life Saving Station.

Supporting Statement from the CPC:

In an 1898 storm, the Charles Briggs was shipwrecked off Nahant and the crew perished. Senator Henry Cabot Lodge worked to secure a portion of Short Beach from the Town and obtained federal funding for the construction of the Nahant Life Saving Station, which was completed in 1900. The Life Saving Station provided continuous rescue service in the waters surrounding Nahant for nearly seven decades. Following the departure of U.S. Coast Guard staffing in the mid 1960's the Life Saving Station began a period of disrepair and degradation. Fortunately, the Town was able to acquire the building in 1999 and restore it to the beautiful historic structure that stands as a prominent landmark in Nahant, still watching over the ocean that flanks both sides of Nahant Road.

The Town-owned Life Saving Station has been in the care of the Nahant Preservation Trust (NPT) and is home to the Mortimer Robbins American Legion Post 215, which also significantly contributed to its restoration.

The time has come to replace the twenty-five-year-old cedar shingle roof subjected to harsh weather in this exposed location. The NPT is contributing \$30,000 towards the project for a total estimated replacement cost of \$180,000. In addition to their generous contribution, the NPT is applying for a Massachusetts Preservation Projects Fund (MPPF) grant. If a grant award is received it will likely reduce the amount of CPA funds needed for the project.

Cheaper, less durable, and historically inappropriate roofing materials were discussed but the consensus is that using such materials will greatly diminish the character of this historic and unique structure. One of the pillars of the Community Preservation Act is to fund the restoration of historic resources that would otherwise fail to receive funding due to more urgent local funding needs, and this project certainly meets that objective.

- B. To appropriate the sum of \$40,000 from FY2026 Community Preservation estimated revenues to replace 4 asphalt shingle roofs at 39-41 Spring Road, 43-45 Spring Road, 47-49 Spring Road, 51-53 Spring Road.

Supporting Statement from the CPC:

The Housing Authority provides affordable housing to over 80 residents in multiple locations including 4 duplexes on Spring Road. Over the past decade multiple CPA grants have funded major repairs to buildings within the Housing Authority's management. This year a grant of \$40,000 will fund the replacement of the asphalt shingle roofs on these duplexes.

- C. To appropriate the sum of \$39,345 from FY2026 Community Preservation estimated revenues to continue Bailey's Hill Complex ecological restoration work.

Supporting Statement from the CPC:

Bailey's Hill Complex, including Fort Ruckman, occupies a significant amount of Nahant's open space. This open space is used frequently for passive recreation and is also one of Nahant's largest wooded areas. In recent years, the area had become overgrown with invasive plants and vines and dead and fallen trees. This grant request is a continuation of a multi-year effort to remove invasive species, restore native plantings and improve the visitor experience at the Bailey's Hill Complex with focus on the Fort Ruckman area as outlined in the Bailey's Hill Land Management Plan. The Bailey's Hill Complex restoration is a collaborative undertaking with coordination between Town of Nahant OSRC, DPW, Fire Department, and Parterre Ecological, an environmental restoration group. In addition to ongoing invasive removal and native vegetation planting, the Nahant Fire Department and Department of Public Works removed understory vegetation, deemed as fire risk to nearby homes, from the Bailey's Hill area near Trimountain Road. This effort was made possible by a \$20,000 grant from the International Association of Fire Chiefs (FY2025).

This grant request will support ecological landscape management professionals to continue native perennial and tree plantings as well as invasive plant management. Realistic and successful eradication of invasive species involves years of successive work, employing a variety of techniques. The native perennial and tree planting will include 200 native perennials and 50 native trees for the area.

The currently proposed project is consistent with the goals of Nahant's Open Space and Recreation Plan, which include the management of invasive species and restoring native habitat and is part of a wider town effort to introduce sustainable open-space management.

This proposal for Bailey's Hill is submitted by the Open Space Committee with support from the Town of Nahant and Nahant Department of Public Works. Included in the budget is a \$3,000 donation from Safer Waters in Massachusetts (S.W.I.M.). The Open Space Committee thanks S.W.I.M. for their continued support of this restoration effort.

- D. To appropriate the sum of \$50,000 from FY2026 Community Preservation estimated revenues to upgrade the Pleasant Street Playground.

Supporting Statement from the CPC:

This project will upgrade and enhance the Pleasant Street "Library" playground, which currently offers playground equipment such as swings, slides, climbing structures, and spring riders. The Town would like to add to its long-standing effort to provide safe recreational spaces for toddlers and children by installing additional equipment that not only be fun for the children but promote sensory and cognitive development and serve neuro-diverse populations. It will also complement the architectural presence of the Public Library, and be inclusive, age appropriate and durable. The list of equipment was suggested by the New England Recreational Group, a consultant to the Town. This playground particularly serves children and their caregivers who are often visiting the Public Library and their children's programs including the popular story time. In addition, the Town is currently seeing an increase in children in the 3- to 8-year old age group. This project will benefit this particular age group now and for years to come.

The CPC funds would be used to purchase the playground equipment. The application is supported by in-kind labor from the Town Department of Public Works.

- E. To see if the Town will vote to raise and appropriate \$700,000, or any other greater or lesser amount, to pay costs of additional library repairs, including the payment of costs incidental or related thereto, and to determine whether this amount shall be raised by borrowing or otherwise, including (i) transferring \$200,000 transferred from free cash, and (ii) authorizing the Treasurer, with the approval of the Board of Selectmen, to borrow \$500,000 under G.L. c. 44, G.L. c. 44B, or any other enabling authority, and to issue bonds or notes of the Town therefor; and further, to appropriate \$78,500 from FY2026 Community Preservation estimated revenues for the first year of bond payments; and to authorize the Board to take any other action necessary or convenient to carry out this project; or to take any other action relative thereto.

Supporting Statement from the CPC:

Preservation priorities: The \$700,000 bond will be expended based on a competitive procurement process. In addition to architectural services, an owner's project manager will be retained. Together they are responsible for fiscal accountability and quality control. Priorities are listed in the order they will be expended, not to exceed the \$700,000 budget:

- *Ensuring a weathertight building envelope with masonry restoration and roofing work.*
- *Replacing the original knob and tube wiring with modern, code mandated electrical wiring.*
- *Augmenting the electrical service capacity anticipating future improvements.*
- *Replacing the fire detection system to modern standards.*
- *Installing a fire suppression system.*

The Public Library building is one of Nabant's proudest architectural treasures, celebrating 130 years of service to the community in this handsome stone structure. Dating to 1895, this Tudor Revival masterpiece by Ball & Dabney, was the successor of the original public library of 1818, the second oldest in the Commonwealth. Over the last two years the Trustees and librarian, Nori Morganstein, have been working to expand library services to the Town, simultaneously dealing with pressing matters of operations and building maintenance, initiating planning and fund raising for critical major repairs and adaptations to the Library building -- all designed to ensure its future service to the community.

Community Preservation grants have supported nearly \$1 m in assessments and preservation repairs, including a conditions assessment/masterplan, 2019, which has guided substantial structural and building envelope repairs. The Public Library's backlog of immediate, critical needs due to deferred maintenance escalated with the reconstruction of the collapsing terrace which wraps around two sides of the building in 2021-22. The crumbling, unsupported terrace was dismantled, the foundation reconstructed, and the masonry restored for a cost of \$520,000. This was funded by a \$70,000 Emergency Grant from the Mass. Preservation Projects Fund and a FY2020 CPA grant of \$400,000, bonded over 10 Years, plus past unspent CPA grants. In 2023-24, another CPA \$300,000 grant funded \$360,000 for building envelope repairs, with a \$60,000 MPPF grant added to the pot.

The expected deterioration of major masonry structures and slate roofs after their first century of use is the root cause of the major preservation needs of these buildings. Deferring regular maintenance or applying inadequate or inappropriate measures greatly increases the ultimate cost of repairing the deterioration and entails secondary damage that can be catastrophic. We now see the effects of water infiltration causing damage to the plaster in the adult reading room.

There is another, and in some ways, hidden form of potential damage: the original knob and tube electrical wiring. Snaking through the wall and along the joists are white ceramic knobs holding the cloth covered wiring providing power to the Library's handsome chandeliers and wall sconces, dating back to 1895 when its electricity declared this a most up-to-date library. Today, extension cords and power strips compete to provide electricity to computers and supplementary lighting. The Library is woefully underserved in electricity, and in potential danger if the knob and tube supply were to become sufficiently frayed to short and spark. Compounding that danger is the fact that there is no fire suppression system in the library, and the fire detection system is out of date. The Library trustees have worked with the Town Administrator and Select Board to address these critical defects.

With the invaluable assistance of the Friend of the Library's capital repairs fund, architect Richard Smith, who has worked with the library since 2018, was tasked with updating the 2019 master plan and assessing the leaking problems observed in the reading room. His recommendations were two-fold: a) address the leaking problems with a masonry restoration and flashing project on the south and west gables for an estimated budget of \$270,000 with \$80,000 of alternates and contingency; and b) replace the aged knob and tube wiring, upgrade the electrical service, and install a fire suppression system with associated upgraded fire detection system for an estimated budget of \$350,000. Together, these total \$700,000 of immediate needs. It is understood that future needs include upgrading the heating system, also historic, as well as possibly capturing more space within the library for children, teens and all ages.

Considering its overall funding capability, the Community Preservation Committee, with advice from our dedicated Finance Director, recommends retiring the FY19 bond balance of \$184,060.91. With the new \$500,000 bond, we will continue funding three bonds, representing an obligation approximately 30% of the annual CPA funding. Recognizing the need to protect the Nahant Public Library from further deterioration by attending to these most urgent issues, we strongly recommend the funding of these preservation repairs with a 10-year bond. It is anticipated that the Library will be embarking on a coordinated charitable fundraising campaign to make major renovations and physical improvements in the building over the next few years, kicked off by a celebration of two hundred years of its existence this coming June as one of the oldest public libraries in the Commonwealth.

- F. To appropriate the sum of \$10,000 from FY2025 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.

- G. To set aside \$3,225 from FY2026 Community Preservation Fund estimated revenues and transfer into the Community Preservation Fund Housing Reserve Account for later appropriation.
- H. To appropriate \$184,060.91 for the payment of the entirety of the bond of the \$400,000 Public Library Bonding authorized by the 2019 Annual Town Meeting (Article 16C), with the sum of \$51,945.00 from the balance of the principal from FY2026 Community Preservation estimated revenues and \$132,115.91 from the Community Preservation General Reserve.

Supporting Statement from the CPC:

This represents the seventh year of the 10 year bond. We recommend payment in full.

- I. To appropriate \$26,058.13 for the payment of debt service on the \$500,000 Public Library/Town Hall Bonding authorized by the 2021 Annual Town Meeting (Article 21E), from Community Preservation General Reserve for the fourth year on the bond payments.

Supporting Statement from the CPC:

This represents fourth year of a ten-year bond supporting repairs to the Public Library.

- J. To appropriate \$30,848.25 for the payment of debt service on the \$350,000 Library, Town Hall and Greenlawn Cemetery Entrance Archway Bonding authorized by the 2022 Annual Town Meeting (Article 22H), from Community Preservation General Reserve for the third year of the bond payments for interest and principal.

Supporting Statement from the CPC:

This represents the third year of a ten-year bond supporting repairs to the Town Hall and Greenlawn Cemetery Archway.

- K. To recommend the Town set aside from FY2026 Community Preservation Fund estimated revenues for later appropriation and 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.
- L. To recommend that the Town transfer a total of \$93,754.38 in unexpended funds from prior years' Community Preservation projects to the Community Preservation General Reserve.

From Community Preservation Fund		Authorization	Open Space Reserves	Historic Reserves	General Reserves	Transfers	Housing Reserves	CP Revenues	Bond Authorization	Free Cash
A. Nahant Life Saving Station Roof	Historic	150,000.00						(150,000.00)		
B. Spring Road Roof Projects	Housing	40,000.00						(40,000.00)		
C. Fort Ruckman Restoration	Open Space/Rec	39,345.00						(39,345.00)		
D. Pleasant Street Playground	Open Space/Rec	50,000.00						(50,000.00)		
E. Library Renovation	Historic	778,500.00						(78,500.00)	(500,000)	(200,000)
F. Administrative Expenses	Admin	10,000.00						(10,000.00)		
G. Housing Reserves	Housing	3,225.00					3,225	(3,225.00)		
H. Debt payment - 7th year payment Library borrowing	Historic	184,060.91			(132,115.91)			(51,945.00)		
I. Debt payment - 4th year payment Library/Town Hall borrowing	Historic	26,058.13			(26,058.13)					
J. Debt payment - 3rd year payment TH/Library/Cemetery borrowing	Historic	30,848.25			(30,848.25)					
K. General Reserves	Reserves	9,243.00			9,243.00			(9,243.00)		
L. Various Clawbacks	Reserves				93,754.38					
Total Community Preservation Fund		1,321,280.29	-	-	(86,024.91)	-	3,225	(432,258.00)	(500,000)	(200,000)
Current CPA Reserves			-	-	134,727.50		95,979.79			
Total CPA Reserves if Votes Approved Above			-	-	48,702.59	-	99,204.79	147,907		