

MEMORANDUM

To: Community Preservation Committee
From: Newton Farm Commission
Re: Information for January 20, 2009 Working Session
Date: December 22, 2009

In response to questions raised at the CPC Public Hearing on November 18, 2009, the Farm Commission is providing the following information for the upcoming Working Session on January 20, 2010. This information is supplemental to information previously provided in the CPC Application and at the Public Hearing.

Annual Operating Budget for Renovated Barn.

Annual Operating Costs	Cost	Notes
Heating	\$2,594	
Electric	\$1,037	
Maintenance	\$2,000	
Cleaning	\$1,560	\$30/week
<i>Less portapotty rental fee</i>	<i>(\$1,050)</i>	Will not be needed
Total Operating Cost	\$6,141	
Annual Operating Income		
Additional Workshops (net)	\$3,000	~20 more workshops per year
Community events	\$1,500	
Fundraising Event	\$4,000	One donor event per year
Total Income	\$8,500	
Net Income	\$2,359	

Assessment of NCF's Ability to raise additional funds from donors and other private sources to defray part of the cost of renovating the barn's interior.

Phase I of the Barn Renovation (exterior, completed in 2009) was privately funded at a total cost of \$230,000. The Farm Commission considers this funding as “matching funds” to complement funds currently requested from the CPC. This work ensured the structural integrity of the Barn and laid the groundwork for the interior renovation for safe public use (*Phase II*). This included rebuilding the northern and eastern walls, a new roof, and repairs to structural columns, and was considered a necessary short term action until further funding could be procured to complete the entire renovation.

We are applying for CPC funds for the complete cost of Phase II of the barn renovation because we anticipate much more difficulty raising additional private funds in the future. There are a number of reasons:

- The deteriorated economic climate has severely impacted philanthropy in general.
- Our own fundraising efforts in 2009 resulted in considerably less funds raised than in 2008.
- When NCF asked its largest contributor to the Barn Phase 1 work for funds for Phase 2, we were delayed indefinitely.
- Our second largest Phase 1 contributor made clear that there would be no other funds available for the Barn in the future.
- Our third largest contributor to the Barn has completed its five year commitment to the Farm and has not indicated an ability to make a new commitment.

These three largest donors together contributed about 75% of the money raised for Phase 1.

In particular, we also see two substantial obstacles towards using private funds to defray part of the cost of the renovation.

- 1) Our original approach towards this CPC application was to privately fund and manage the design phase, covering all the Architect's expenses. However, the Commission was advised by City staff that such approach was unworkable and we were encouraged to apply to CPC for the full cost of the project including the design phase.
- 2) CPC funding for a project on City-owned property requires complying with all laws and regulations governing city construction projects. In Phase 1 NCF was able to avoid the cost of such requirements, and raised a lot of money in part because it was able to exert direct control. Raising private funds in Phase 2 for the publicly managed project would be more difficult because NCF will be unable to assure donors that it will manage the project directly, and donors will be hesitant to donate money to defray city-requirement costs that are not directly associated with physical construction.

City requirements include:

- a. Open selection of Architect, and use of the Designer Selection Committee
- b. Compliance with the City's Design Review Committee
- c. Public bidding laws with fixed scope and cost that prevent flexible resolution of construction issues that frequently occur in renovation projects like this.
- d. Filed sub-bids that force General Contractors to work with subcontractors not of their own choosing
- e. Documentation of compliance with prevailing wages
- f. Soft costs for a Project Manager reporting to the City

We want to note that NCF is able to manage its finances adequately in this weak economic climate. The operating income and costs in 2009 are expected to finish in the black, even though individual donations in 2009 are expected to be about \$13,000 compared to \$15,150 in 2008. The budget for 2010, presently in preparation, is expected to balance without drawing from reserves.

Parking

There are no specific parking requirements applicable to City owned properties. To date our parking needs have largely been determined by the number of people attending the largest Farm event, the Harvest Festival. The Festival is primarily held outdoors and we do not expect that the proposed interior barn renovations will increase attendance at our largest event. The renovated barn will certainly make the Harvest Festival more comfortable, with its handicap-accessible bathrooms in place of the handicap-accessible porta-potty, but the City permits parking on both sides of Nahanton and Winchester streets near the farm and this is expected to remain sufficient.

DOUGLAS G. DICKSON
17 Oxford Road, Newton, MA 02459
617-755-7715 doug dickson17@gmail.com

January 18, 2010

Community Preservation Committee
c/o Alice Ingerson
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Re: Angino Farm Barn

Dear Committee Members,

I am writing as a private citizen, though I previously served two terms as a CPC member. During my tenure on the Committee, we were successful in acquiring a unique property for a special purpose with both open space and historic elements on a scenic road in Newton. It was a complex deal (both in its formulation and implementation) and it came with high expectations. But as high as our hopes were for this project, I don't think anyone believed it would deliver as much value as quickly as it has to our community. This is certainly among the strongest examples of what CPA funds can achieve.

The project before you will continue the work that has been started, largely through community—not public—funding, to renovate the barn for uses that will allow the farm to make an even larger contribution to Newton. The funds that have been raised from a variety of sources demonstrate the leverage that CPA projects can (and should) have in acquiring access to other resources. But sometimes the pump needs to be re-primed so that past and prospective donors understand that this continues to be a city priority. Continued community investments can then be solicited with the confidence of the city's backing.

I don't know the details of your funding stream or priorities for this round, but I support the idea of judicious follow-on investments in projects initially funded with CPA dollars. If great projects can be made even better, that's a desirable goal.

It's not entirely clear to me how this project would fit under the various options provided under the Community Preservation Act, but if you agree there is a way to fund it, I strongly suggest that the return on investment for this project should place it at or near the top of your list.

I wish I could be present for your working session on Wednesday, but I'll be out of town. If I were present, I'd strongly urge you to find a way to back this major community success with the additional funding that will keep it growing and producing for the people of Newton for many years to come.

Best regards,

Doug

NEWTON FOOD PANTRY

An all-volunteer, non-profit organization

1608 Beacon Street

Waban, MA 02468

January 21, 2010

Peter Barrer, Chair
Board of Directors
Newton Community Farm
303 Nahanton Street
Newton Centre, MA 02459

Dear Peter –

This past summer, as for several summers, the Newton Food Pantry was the grateful recipient of a wonderful variety of produce from the Angino Farm each Wednesday.

The Newton Food Pantry serves needy people in Newton, providing them with a 3-day supply of staple foods, once a month. Since our food supply is mostly in cans and packages, we don't always have the option of distributing fresh food. Therefore the weekly delivery of freshly picked items from the Farm – spinach, lettuces, carrots squashes, eggplants, tomatoes, herbs, etc. – was most appreciated by our clients. We really looked forward each week – to see what marvelous vegetables would arrive.

So we want to thank you for your generosity and kindness in providing this true luxury for people who normally have a rather monotonous diet, due to their circumstances.

We do hope that you may be able to bring us fresh produce again next summer. We in Newton are so fortunate to have the Angino Farm a working farm again. Our thanks to all who have made this possible. Our best wishes for a productive summer!

Sincerely,



Jackie Colby
President



All donations are fully tax-deductible.