



COMMUNITY PRESERVATION COMMITTEE AGENDA

February 14, 2023 at 7:00 P.M.

Ruthanne Fuller
Mayor

Barney S. Heath
Director of Planning and
Development

COMMUNITY PRESERVATION COMMITTEE

Jennifer Molinsky, Chair
Eliza Datta, Vice Chair
Mark Armstrong
Dan Brody
Byron Dunker
Susan Lunin
Robert Maloney
Martin Smargiassi
Judy Weber

www.newtonma.gov/cpa

Program Staff

Lara Kritzer
Community Preservation
Program Manager
lkritzer@newtonma.gov
617-796-1144

1000 Commonwealth Ave
Newton, MA 02459
T 617.796.1120
www.newtonma.gov

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **85812269862**

To join this meeting on your computer, go to:
<https://us02web.zoom.us/j/85812269862>

One tap mobile: +13017158592,,85812269862#

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

PROPOSALS AND PROJECTS

7:00 P.M. - Update on Current and Future Recreation Projects from the Parks, Recreation, and Culture Department

7:15 P.M. – Review of Pre-Proposal for [Phase III of the Gath Memorial Pool Renovation Project](#) (\$5,834,362 in CPA Recreation Funding)

OTHER BUSINESS

- 1) Status Report and Review of CPA Program Information Session
- 2) Review of Existing and Potential Future Projects
- 3) Review of Current Finances
- 4) Approval of January 11 Minutes
- 5) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton’s ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: jfairley@newtonma.gov or (617) 796-1253. The city’s TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



Meeting Materials for February 14, 2023

Proposals and Project Reviews

Update on Current and Future Recreation Projects from the Parks, Recreation, and Culture Department

– Parks, Recreation and Culture Commissioner Nicole Banks and Director of Parks and Open Space Luis Perez Demorizi will be present for the meeting and have offered to begin their presentation with a brief update on the status of the other Recreation projects that they have underway throughout the City. I am expecting that they will be able to give members as sense of both where these projects stand in the planning and design process, an idea of when they will be ready to apply for additional/construction funding, and what the estimated amount of that funding will be so that the Committee can begin to consider that in conjunction with the Gath Pool proposal below.

[Gath Memorial Pool Renovation Project Phase III Pre-Proposal](#) – A copy of the pre-proposal application is attached. Parks and Recreation are working through the Phase II work on the design and approval for the renovated project which has had some design changes since the last CPC review – most notably, it has now been divided into two separate pools. The pre-proposal does not include the updated designs but I expect those to be included with the full proposal documents. The project is still proposed to start construction in Fall 2023 and is requesting \$5,834,362 in CPA funds which will be matched with State and City ARPA funding.

Bonding is an option that has come up during past discussions of this project and I expect that the CPC will want to take some time at this meeting to consider it as well. To date, Newton has used bonding four times for CPA funded projects when we acquired Angino Farm, Kessler Woods, 20 Rogers Street (Crystal Lake) and Webster Woods. More information on those projects and the amount and length of those bonds can be found on the website [here](#).

OTHER BUSINESS

- 1) Status Report and Review of CPA Program Information Session – The Information Session is scheduled for Monday, March 27, at 7pm. I wanted to set aside a little time at this meeting for any questions and details.
- 2) Review of Existing and Potential Future Projects - The updated spreadsheets for both current projects and potential future projects are attached.
- 3) Review of Current Finances – Attached is the most recently updated version of the Finances at a Glance document. This month there have been a few changes to the projections for funding

in FY24 based on updates from Assessors on the anticipates local surcharge amount – we are now anticipating a 3.5% increase over FY23 rather than a 3.75% increase. I am also working on the FY24 program budget and will have a draft ready for the Committee’s review and approval at the March meeting.

- 4) Approval of January 10 Minutes – The draft minutes are attached for review.
- 5) Other - Just in case.

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	GATH POOL PROJECT															
Project LOCATION	256 Albemarle Road, Newtonville MA 02460															
Project CONTACTS	<table border="1"> <thead> <tr> <th>Name & title or organization</th> <th>Email</th> <th>Phone</th> <th>Mailing address</th> </tr> </thead> <tbody> <tr> <td>Project Manager Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department</td> <td>lpdemorizi@newtonma.gov rayoub@newtonma.gov</td> <td>617-769-1500 617-796-1621</td> <td>246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461</td> </tr> <tr> <td>Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings</td> <td>nbanks@newtonma.gov jmorse@newtonma.gov</td> <td>617-796-1500 617-796-1608</td> <td>246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461</td> </tr> </tbody> </table>				Name & title or organization	Email	Phone	Mailing address	Project Manager Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	lpdemorizi@newtonma.gov rayoub@newtonma.gov	617-769-1500 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461	Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	nbanks@newtonma.gov jmorse@newtonma.gov	617-796-1500 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461
Name & title or organization	Email	Phone	Mailing address													
Project Manager Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	lpdemorizi@newtonma.gov rayoub@newtonma.gov	617-769-1500 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461													
Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	nbanks@newtonma.gov jmorse@newtonma.gov	617-796-1500 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461													
Project FUNDING	A. CPA funds requested: \$5,834,362.00– Construction Phase	B. Other funds to be used: \$ 1,439,200.00 – Approximate cost of staff time, state earmark funds and ARPA funding.	C. Total project cost (A+B): \$7,273,562.00													
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization’s accomplishments.															

The Gath Pool is situated within the Russell J. Halloran Sports and Recreation Complex, a.k.a. Albemarle Playground (Currently under Improvements Design Phase through separate CPA design funding). The property is owned and operated by the City of Newton under the care and control of the Parks, Recreation & Culture Department.

Gath Pool is the sole public outdoor swimming pool for Newton's +85,000 residents. The pool also serves many non-resident guests. It welcomes 30,000 users per season. Newton Parks, Recreation & Culture (PRC) has managed Gath Memorial Pool since it was constructed nearly 60 years ago. During summers, the pool is used daily, hosting swim lessons, summer camps, recreational and lap swimming, Special Athletes programs, senior programs and the City's coed Bluefish Swim Team made up of 200 members ages 5-18. Gath Pool also hosts the annual Summer Suburban Swim League regional championships with teams from 12 nearby communities and over 5,000+ visitors.

Neither the pools nor the bathhouse meet current ADA or MAAB accessibility guidelines; the 60-year old pools, deck, systems and equipment are past end-of-life; the pool leaks significantly; the decks are tripping hazards, marred by cracks, drains and other infrastructure; there is a need for more lap lanes.

Over the span of the past 16 months (September 2021 thru January 2023), the Parks, Recreation and Culture Department (PRC), in concert with the Public Buildings Department (PB) and with support of the consultant Bargmann Hendrie + Archetype, Inc. (BH+A) herein referred to as "The Team" has managed a series of Community and focus group meetings to seek input from a number of stake holders including, the Friends of Albemarle, Newton Bluefish, Commission on Disability, Conservation Commission, and the Parks and Recreation Commission, Athletes Unlimited, along with members of groups representing the LGBTQ+ and 55+ community and with much input from Newton Residents as a whole to help steer the direction of the pool improvements. The pool complex evaluation and improvements plan have been funded, to date, utilizing CPA funds for Design Phases 1 and 2.

As a result of continuing to work through the design phases covered by the Community Preservation Act funds, the team has advanced the pool design and cost estimate for construction. The design funds from phase 2 have also allowed the team to get additional input from the Design Review Committee, additional approval by the Parks and Recreation Commission for design changes (December 2022). The changes to the pool design include modifications to separate the pool originally designed into 2 bodies of water in order to meet the needs, demands and expectations of the community, along with improved management of the pool complex. Additionally, the team has been able to refine the designs, providing additional details, critical to the construction of the new pool and incorporate modifications to the existing bath house to ensure accessibility and better flow of both patrons and staff.

The application for funding herein is a request for construction phase funds. This request also includes construction administration funds for the Consultant team, with the intent to begin construction of the new pool complex and splash pad following the Summer 2023 swim season.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	GATH POOL PROJECT		
USE of CPA FUNDS	RECREATION		
	Preservation	x	
	Rehabilitate/ Restore	x	
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p><u>Open Space and Recreation Plan Update 2020-2027</u></p> <ul style="list-style-type: none"> Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities. Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City's Park land. Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest. Section 9, Pages 145-146 Goal 2 Objective 2A #25: Gath Pool: Develop feasibility study and implement an improvement plan that addresses: Replacing the pool, kiddie pool, and bath house <p><u>Capital Improvement Plan FY2022-2026</u></p> <ul style="list-style-type: none"> Page 11, <i>Protecting Woods and Open Spaces & Caring for our Parks and Recreational Spaces</i> – "...The need to renovate or replace the Gath Pool has been raised in priority in this CIP. A study will be conducted this year to analyze the maintenance needs and provide possible options for more substantial renovations..." CIP by Priority FY 2022-2026, Priority 44: "Gath Memorial Pool has served Newton residents for over 50 years. Though the building was recently renovated in 2013, the swimming pool and all attendant components (i.e. pump, filter, piping, decking, electrical, and chemical feeder) require complete renovation and replacement work to ensure continued enjoyment by the community." "A renovation plan is needed to determine the cost to upgrade systems and restore the pool shell to stop water loss through leaks." 		
COMMUNITY CONTACTS	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
	Name & title or organization	Email	Phone
	Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	
	Cedar Pruitt, President Friends of Albemarle	friendsofalbemarle@gmail.com cpruitt@gmail.com	
	Sean Nickerson	snickerson@newtonma.gov	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE		GATH MEMORIAL POOL RENOVATION PROJECT	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds			
Phase II: Design Consultant Contract Amendment – Construction Administration.		\$96,000.00	
Construction Phase: Building Construction		\$1,074,031.00	
Construction Phase: Site and Pool Construction		\$6,064,331.00	
Approximate staff time for the duration of Phase II Design @ 20/hrs per week for 10 months (49,00/HR)		\$39,200.00	
D. TOTAL USES (should equal C. on page 1 and E. below)		\$7,273,562.00	
Sources of Funds		Status (requested, expected, confirmed)	
Commonwealth of Massachusetts State Earmark		Expected	
City of Newton ARPA funds		Confirmed	
CPA funds		Requested	
Approximate staff time for the duration of project		Confirmed	
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$7,273,562.00	
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)			
Uses of Funds			
Approximate Staff Payroll		\$141,316.00	
Pool testing supplies		\$500.00	
Pool treatment materials (chlorine, Carbon Dioxide, Calcium Chloride and Sodium bicarbonate)		\$17,520.00	
Pool water – Includes filling, backwashes & leak		\$140,000.00	
Staff Uniforms		\$500.00	
F. TOTAL ANNUAL COST (should equal G. below)		\$284,068.00	
Sources of Funds			
Revolving Fund Account (Part-time and seasonal staff only)		\$70,316.00	
Operating budget (Aquatics manager salary and supplies)		\$159,520.00	
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$284,068.00	
Project TIMELINE		Phase or Task	
		Season & Year	
Bidding		April-May 2023	
Construction Phase		August-September 2023 – May 2024	
Construction Phase Duration		10 Months	

Project TITLE		GATH MEMORIAL POOL RENOVATION PROJECT	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable)	
		Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc.	
	Materials & finishes; highlight “green” or sustainable features & materials		
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses



Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN
 Revised December 14, 2021

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1142
 TDD/TTY
 (617) 796-1089
www.newtonma.gov

Barney S. Heath
 Director of Planning
 & Development

Massachusetts' [Community Preservation Act](#) (CPA) provides local and state funds for projects in community housing (affordable housing), historic resources, open space, and recreation, within certain constraints:

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	YES	NO	NO	NO
REHABILITATE / RESTORE	YES, IF acquired or created with CPA funds	YES	YES, IF acquired or created with CPA funds	YES

The [About the CPA](#) page in Newton's CPA program website includes a more detailed [Allowable Uses of Funds](#) chart, including the full definition of each eligible resource and its CPA fundable activities. On the website's [CPA Funding Process and Materials](#) page there is Newton-specific information on the project proposal process, proposal instructions and upcoming deadlines. The CPC regularly works with CPA funding applicants to ensure that their proposals meet the requirements and goals of Newton's CPA program.

Like most CPA communities, Newton will not always have enough CPA funding for all of its current and anticipated funding proposals. The Community Preservation Committee (CPC) relies on the following guidelines in determining which project proposals to recommend to the City Council for funding.

1. Project is drawn from or guided by Newton's regularly updated community-wide plans

The CPC relies on Newton's *Comprehensive Plan* and other regularly updated community-wide plans to prioritize Newton's CPA-eligible needs. Each funding proposal must cite at least two of these plans, most of which can be found on the [CPA Funding Process and Materials](#) page on the City of Newton's website.

2. Project helps to balance funding across all of the eligible CPA funding categories

The CPA legislation allows funding to be used for projects in Community Housing, Historic Resources, Open Space, and Recreation. It also requires communities to spend at least 10% of each year's new funds on each of three of those categories – Community Housing, Historic Resources, and Open Space. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with approximately one year's worth of funds (currently about \$4.5 million) in reserve so that the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital

website www.newtonma.gov/cpa
 contact Lara Kritzer, Community Preservation Program Manager
 email lkritzer@newtonma.gov phone 617.796.1144

improvements to public buildings or parks, may also be funded by selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding in each eligible project category are intended to be flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback on the City's priorities received through community surveys and public hearings.

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
CPA Program Administration	5%

The final two pages of this *Plan* compare the allocation of current and future funding requests to these targets.

3. Projects leverage non-CPA funds to achieve community goals

The CPC prioritizes projects that are not only eligible for CPA funding but which also leverage their CPA funding to achieve the maximum possible funding from other sources. The CPC also recognizes that a project may need a relatively high share of CPA funding in its initial phases (such as design) in order to raise funds primarily from non-CPA sources for its later phases (such as construction). In reviewing the CPA fund's financial contribution to a project, the CPC may choose to look at individual project phases or the project as a whole. The CPC prefers to see a minimum of 50% funding match for all CPA projects whenever possible, but may allow for a lower percentage match depending on the project and its overall benefits to the community. Municipal projects will be given more flexibility and have a lower preferred target match of 30%.

4. Extent to which the Project benefits the Community

The CPC will take into consideration the location of the project and its impact both on its surrounding neighborhood and the City as a whole. Projects which involve publicly (municipal) or privately owned assets that benefit all Newton residents and neighborhoods may be given more weight than projects which will have a more limited impact on the community. Community Housing is generally considered as having a wide public benefit to the City as a whole when it is both deed-restricted to ensure permanent affordability and proactively marketed to all eligible households.

When existing municipal assets, whether it be buildings or landscapes, are considered for CPA funding, the CPC must be careful to distinguish between projects which might be considered general maintenance, and therefore are not eligible for CPA funding, and projects which are capital improvements to the site and may be funded. There is no set definition of general maintenance vs. capital improvement, and the CPC will make decisions on the eligibility of projects on a case by case basis. When appropriate, the CPC may recommend dividing the cost of an improvement so that the CPA funding is used to provide an additional benefit which the City might otherwise not be able to fund. For example, CPA funding could be used to pay the difference between replacing an historically significant slate roof with the more appropriate but more expensive slate rather than a less costly asphalt shingle alternative.

Projects which have a limited or no public benefit to the community are generally considered to not be eligible for CPA funding.

5. Extent to which the Project includes Sustainable Development Design Elements

The CPC supports the City's goal to reach carbon neutrality by 2050 and encourages all applicants to incorporate sustainability into their projects through design decisions such as: eliminating or reducing fossil fuel use; reducing embodied carbon, especially by reusing existing resources, prioritizing energy efficiency through methods like the Passive House standard, incorporating EV charging stations and/or solar panels, etc. CPA funding applicants should also consider that any projects over 20,000 sq. ft of new construction or substantial reconstruction will be expected to meet the City's Sustainable Development Design requirements as outlined in Section 5.13 of the Zoning Ordinance as the project goes through the Special Permit process. Additional information on these requirements is available on the City's website at: <https://www.newtonma.gov/home/showpublisheddocument?id=29553>

The CPC feels strongly that new CPA funded projects should move the City forward in meeting its sustainable energy goals and is aware that by adding in energy-saving measures a project may have higher upfront costs, particularly for renovations. The CPC encourages projects to incorporate all relevant energy efficiency and electrification measures into their proposals to be included in their discussions with the CPC. Any project which does not include these elements will be expected to provide a written explanation as to why they cannot be incorporated into the project with their funding proposal.

6. Project managers have a proven capacity for project management and long-term maintenance

Newton's CPC requires each proposal to identify both a qualified, available project manager and a reliable source of non-CPA funding for future maintenance. The CPC also considers each proposal sponsor's past record of project management and maintenance when reviewing new proposals from that sponsor.

These requirements help Newton to avoid repeating past experiences with projects that took far more time or public funding to complete than originally anticipated or promised, and to comply with the state CPA statute's prohibition on using CPA funds for maintenance and operations.

7. Evaluate completed projects to ensure accountability and improve future projects

Once a project is funded, the CPC requires regular progress reports. For all non-City projects, the final release of CPA funds is contingent on a final in-person presentation and written report to the CPC. City project managers are also expected to provide final reports to the CPC on CPA-funded City projects.

The CPC monitors completed projects indefinitely, to evaluate the community's long-term returns on its CPA investments, and to learn how well – and why – different projects are maintained with non-CPA funds.

**Community Preservation Act Funds
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$134,962	\$285,038	Work in progress - Parks and Rec working with two consulting firms who will share the design work
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$3,793,160	\$421,462	Work in progress - Funding expended up to 10% hold back
FY21, FY23	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$523,002	\$438,015	\$84,987	Design work in progress - Addnl Funding approved Aug 8
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$225,403.00	\$134,597.00	Project on hold since 2018.
FY21	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	\$60,000	\$58,700	\$1,300	Project complete?
FY23	Gath Memorial Pool Enhancements - Phase II	256 Albemarle Road Newtonville	Recreation	\$486,500	\$3,600	\$482,900	In Progress - Bargmann Hendrie + Archetype will complete once Phase I finalized
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$4,045,371	\$449,486	Project underway - Four requisitions to date and have used all funding except 10% retainage
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$1,022,254	\$410,746	Work wrapped up for the winter. Anticipated completion Spring 2023. Preservation Restriction drafted and sent to applicant for review.
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$2,769,910	\$307,990	Occupancy anticipated for March 2023 - have used all funding except 10% holdback to date
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$164,454	\$44,246	Retaining wall work complete, replacement fencing in progress
FY23	Jackson Homestead Basement Rehabilitation, Phase I	537 Washington Street, -2458	Historic Resources	\$75,000	\$0	\$75,000	City Council approved funding Oct. 3, 2022.
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$2,200	\$26,790	Project originally delayed to 2022 - now working with new vendor and waiting for new proposal
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$0	\$1,440,344	Work underway
FY22	New Art Center/Church of the Open Word Restoration	19 Highland Avenue, Newtonville	Historic Resources	\$94,600	\$0	\$94,600	Jan 2023 - Study work largely complete. New Art currently in negotiations with property owner for purchase of building
FY23	Newton Affordable Housing Trust	Various	Community Housing	\$1,948,056	\$0	\$1,948,056	Trust waiting for future applications.
FY22	Newton Architectural Survey, 1940-1972	Various	Historic Resources	\$17,500	\$4,950	\$12,550	Phase I completed 1/6/23.
FY18	NEWTON CEMETERY Whipple-Beal Cast Iron Fence	791 Walnut Street, Newton Center, MA 02459	Historic Resources	\$60,000	\$54,000	\$6,000	Final Report Approved; Preservation Restriction sent to MHC for final signatures
FY22	Newton Community Farm	303 Nahanton Street, Oak Hill	Historic Resources	\$88,554	\$49,899	\$38,655	First Water Infiltration and HVAC work complete. The Kitchen Ceiling and Water Heater have been determined to be fine. Only things left to do is electrical upgrade work.
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kesseler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$3,209,050	\$2,584,958	\$624,092	In Progress
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$246,290	\$253,710	Roof work complete, HVAC equipment purchased
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$46,262	10/4/22 - Working with MassDOT to coordinate design/build contract with upcoming work on I90 and would like to use CPA funding to integrate this project into the larger construction work. Anticipate requesting a time extension for this work.
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY22	West Newton Armory Affordable Housing Development	1135 Washington Street	Community Housing	\$3,000,000	\$0	\$3,000,000	City Council approved funding July 11, 2022. Grant Agreement under review by applicant.
Project Totals				\$41,545,675.00	\$30,821,290.25	\$10,724,384.76	

February 2023 Potential Future Project List

Potential Project Name	Applicant	Potential Funding Request	Category	Description	Timeline	Other
Adams Street Shul	Adams Street Shul	\$10,000 (or less)	Historic Resources	Restoration of Historic Front Doors, possible masonry work	TBD	Initial discussion Aug. 2022
Albemarle Park Renovations	Parks, Recreation and Culture	\$5 million	Recreation	Reconfigure and Rehabilitate all fields including pathways based on study currently underway	Fall 2023	Rough Estimate of \$7 million for all four parks projects
Brown and Oak Hill Fields Restoration	Parks, Recreation and Culture	\$500,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Burr School Fields Restoration	Parks, Recreation and Culture	\$500,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Dudley Road Estate	?	TBD	Open Space/ Recreation/ Community Housing	Purchase of land for conservation and recreation and/or funding for additional affordable housing units	TBD	Could be requested for City's contribution to a larger development project with City partner.
First Baptist Church Bell Tower Restoration	First Baptist Church, Newton Center	TBD - initial discussion anticipated work to be in millions	Historic Resources	Restoration of badly deteriorated bell tower	TBD	Emergency work already underway to prevent tower's collapse. Study in progress to develop plan and estimates for restoration
Jackson Homestead Basement Restoration/ Rehabilitation	City of Newton, Historic Newton	TBD	Historic Resources	Construction funding for work to remediate water and humidity issues, address accessibility, preserve historic artifacts	TBD	Funding and timing information will be available following completion of current study
McGrath Park Restoration	Parks, Recreation and Culture	\$600,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Municipal Historic Structure Building Envelope Study	Public Buildings	\$100,000	Historic Resources	Funding to review and assess building envelope on up to 15 city owned historic structures	TBD	Invitation issued for full proposal Oct. 2021 - Project on hold
Pellegrini Field House Restoration	Public Buildings	TBD	Historic Resources	Funding to restore exterior of existing Fieldhouse at Pellegrini Playground	TBD	
Warren House Exterior Restoration and Preservation	Newton Community Development Foundation	\$4.1 million	Historic Resources	Exterior masonry work and window repair/replacement on former middle school building. Property has a preservation restriction given to the City for prior CPA funded work	2023-2024	Property is going through refinancing process which will impact timing of the work.
Estimated Funding Requests At This Time: \$13,000,000 - \$16,000,000						
New Trail	Conservation Committee	TBD	Open Space/ Recreation	Create Trail from Harwich Road to Lagrange		City has some funding but not anticipated to be enough for boardwalk and bridge needed in area
Newton Highlands Women's Club Building	Newton Highlands Women's Club	\$60,000	Historic Resources	Restoration work on existing historic building	?	Initial email conversations with Alice in 2019, me in 2020 - no specifications on work to be done as of March 2020
Norumbega Conservation Area	Conservation Committee	TBD	Open Space/ Recreation	Convert the main oval path at Norumbega Conservation Area and the path at the Upper Falls Riverwalk Conservagtion Area to stone dust or crushed stone for accessibility		
Potential Accessible Affordable Housing Project	55 Chinian Path	?	Community Housing	Purchase existing property and construct fully accessible affordable group home.	Unknown	ca. 1940s House currently used as affordable group home. CT organization contacted City interested in purchasing and redeveloping site
Historic Properties Grant Program	TBD		Historic Resources	Grant Fund to pay for difference between repairs and historically correct rehabilitations/repairs on eligible properties		Cambridge has similar program - others?
Small Scale Affordable Housing Projects	TBD	\$300,000	Community Housing	Funding to restore, rehab, and/or preserve existing affordable housing units in Newton		Funding to restore, rehab, and/or preserve existing affordable housing units in Newton
Affordable Housing Plan	Affordable Housing Trust	TBD	Community Housing	Community Affordable Housing Plan to assist new Affordable Housing Trust on determining needs of community, potential uses for Trust funds		
Upper Falls Greenway	Conservation Committee	TBD	Open Space/ Recreation	Install steps between the Upper Falls Greenway to conservation land in south and Braceland Park in north	?	

City of Newton Community Preservation Committee

Finances At a Glance

As of February 8, 2023

Fiscal Year 2023

Revenue

Beginning balance	6,309,217
Local CPA surcharge	3,980,772
State match	
Budget for this FY	771,569
Additional from prior FY	714,416
Total Available Resources	11,775,974

Expenses

Bond repayment obligations	694,353
New funding authorizations	2,642,558
Administrative costs	179,376
Total Expenses	3,516,287

Current Fund Balance 8,259,687

Fiscal Year 2024

Revenue

Beginning balance	8,259,687
Local CPA surcharge	4,120,278
State match	
Budget for this FY	796,154
Additional from prior FY	703,910
Total Available Resources	13,880,030

Expenses

Bond repayment obligations	694,853
New funding authorizations	-
Administrative costs	182,907
Total Expenses	877,760

Projected Fund Balance 13,002,271

Spending Compared to Program Area Targets

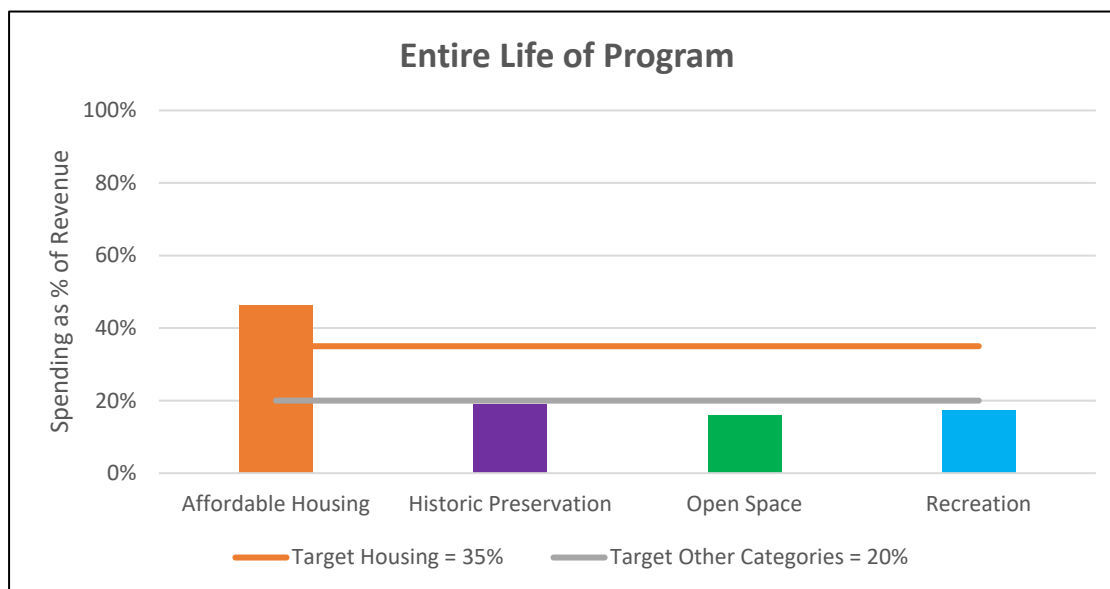
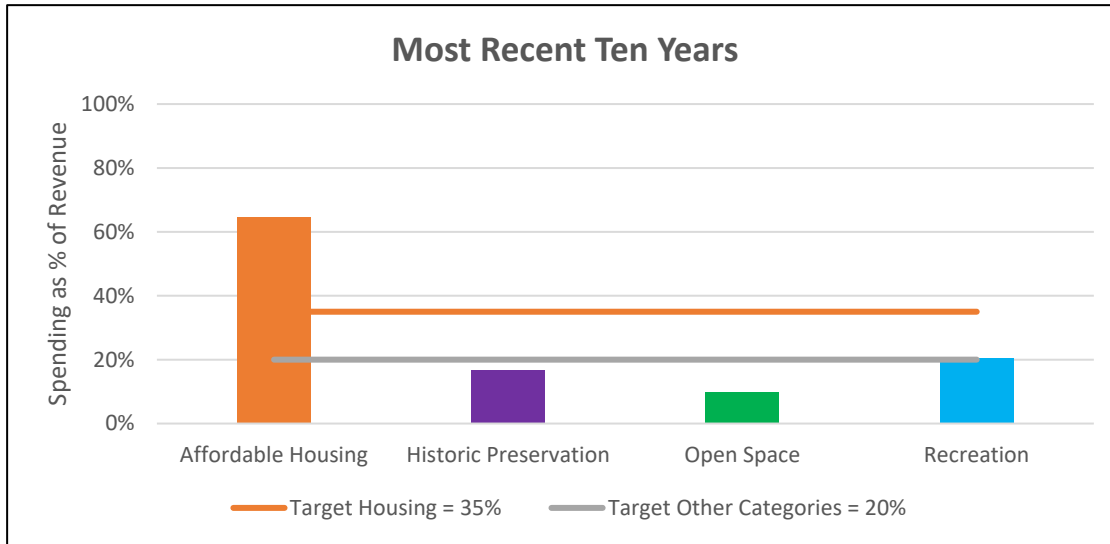
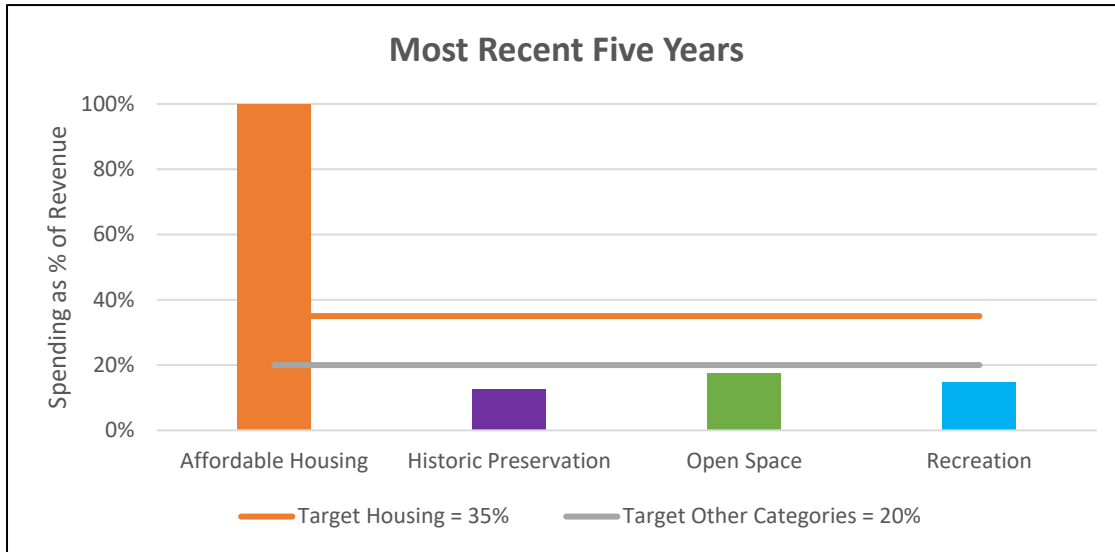
Comparisons Based on % of Current Revenue

As of February 8, 2023

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
Most Recent Five Years							
Spending	21,085,829	2,354,528	3,235,723	2,714,277	713,752	30,104,109	18,434,168
% of Total Current Revenue	114%	13%	18%	15%	4%		163%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	79%	-7%	-2%	-5%	-1%		
Most Recent Ten Years							
Spending	24,134,232	6,291,367	3,744,223	7,703,774	1,311,299	43,184,895	37,398,625
% of Total Current Revenue	65%	17%	10%	21%	4%		115%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	30%	-3%	-10%	1%	-1%		
Entire Life of Program							
Spending	35,979,883	14,760,781	12,347,601	13,378,019	2,476,518	78,942,802	77,536,558
% of Total Current Revenue	46%	19%	16%	17%	3%		102%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	11%	-1%	-4%	-3%	-2%		

Spending as % of Program Revenue, Compared to Guidelines



Spending Compared to Program Area Targets

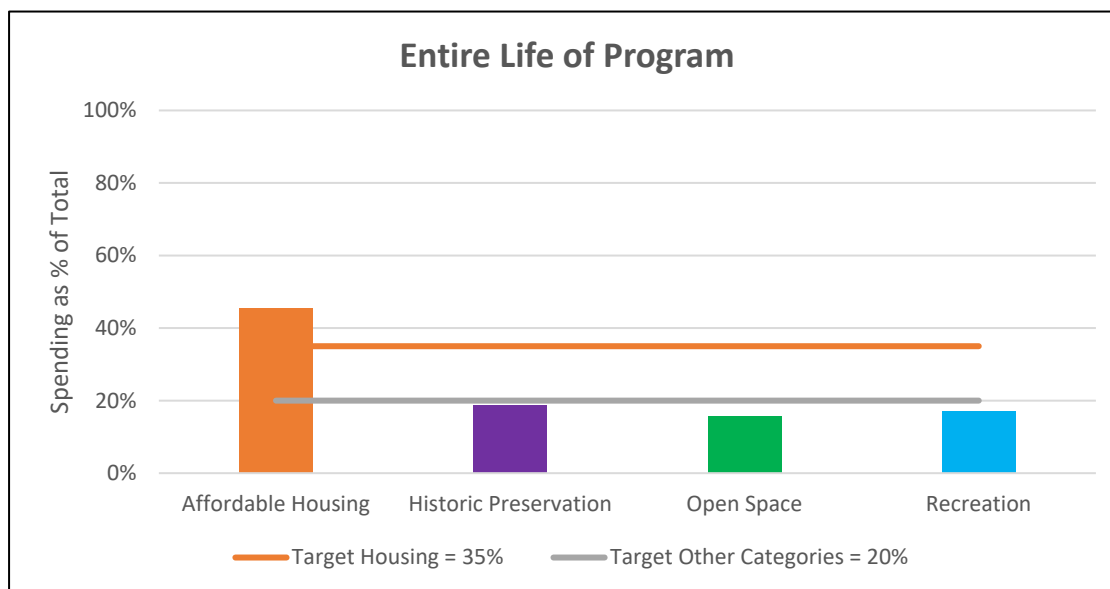
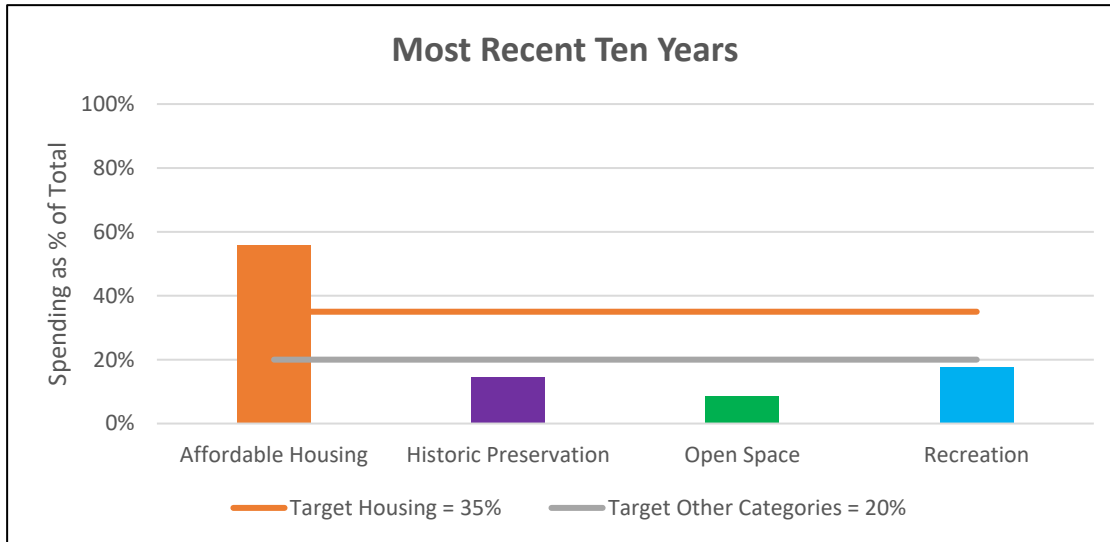
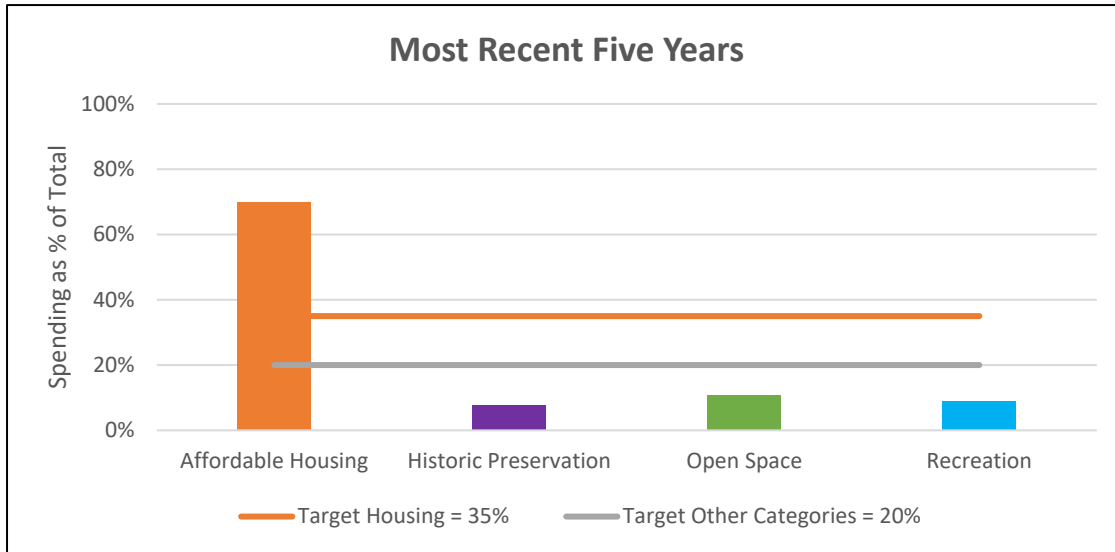
Comparisons Based on % of Current Spending

As of February 8, 2023

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	
Most Recent Five Years						
Spending	21,085,829	2,354,528	3,235,723	2,714,277	713,752	30,104,109
% of Total	70%	8%	11%	9%	2%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	35%	-12%	-9%	-11%	-3%	
Most Recent Ten Years						
Spending	24,134,232	6,291,367	3,744,223	7,703,774	1,311,299	43,184,895
% of Total	56%	15%	9%	18%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	21%	-5%	-11%	-2%	-2%	
Entire Life of Program						
Spending	35,979,883	14,760,781	12,347,601	13,378,019	2,476,518	78,942,802
% of Total	46%	19%	16%	17%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	11%	-1%	-4%	-3%	-2%	

Spending as % of Annual Spending, Compared to Guidelines



Spending History

Note: for projects funded by bond issues, list only the annual debt service payments on this sheet

Fiscal Year	Project	Phase	Debt Service Payment?	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	Total	Status
2024	Administration							182,907	182,907	Approved
2024	Webster Woods		Debt			694,853			694,853	Approved
2023	Administration							179,376	179,376	Approved
2023	Webster Woods		Debt			694,353			694,353	Approved
2023	Newton Affordable Housing Trust Fund			1,948,056					1,948,056	Approved
2023	Jackson Homestead Basement Rehabilitation	Phase I			75,000				75,000	Approved
2023	Gath Pool Enhancements	Phase II - Design and Construction Documents					486,500		486,500	Approved
2023	Commonwealth Ave Carriageway Redesign	Additional Funding to Complete Final Design					133,002		133,002	Approved
2023	Gath Pool Enhancements	Phase III - Construction					5,834,362		5,834,362	Funds requested
2022	Administration							131,298	131,298	Actual admin
2022	West Newton Armory Affordable Housing	Construction of 43 Affordable Housing Units		3,000,000					3,000,000	Approved
2022	Webster Woods	Bond Payment	Debt			693,103			693,103	Approved
2022	Grace Church Tower Restoration	Stone tower stabilization and restoration			441,755				441,755	Approved
2022	Levingston Cove Improvements Project	Construction of open space/recreation amenities				288,069	1,152,275		1,440,344	Approved
2022	Athletic Fields Improvements	Design through construction of six sites					420,000		420,000	Approved
2022	Nonantum Village Place Affordable Housing	Roof, Siding and HVAC Repair/Replacement		500,000					500,000	Approved
2022	New Art Center/Church of the Open Word Restorati	Feasibility and Design			94,600				94,600	Approved
2022	Newton Architectural Survey 1940-1972	140 Inventory Forms			17,500				17,500	Approved
2022	Newton Community (Angino) Farm Farmhouse Rehabilitation and Restoration Project				88,554				88,554	Approved
2021	Administration							125,572	125,572	Actual admin
2021	Coleman House Preservation			4,214,622					4,214,622	Approved
2021	Commonwealth Ave Carriageway	Initial Funding for Redesign					390,000		390,000	Approved
2021	COVID-19 Emergency Housing Assistance	Phase 2		724,124					724,124	Approved
2021	Durant-Kenrick Homestead	4 Gutter and Window Repair			16,884				16,884	Approved
2021	Gath Pool Enhancements	Design study					60,000		60,000	Approved
2021	Golda Meir House Expansion			1,244,857					1,244,857	Approved
2021	Grace Church Tower Restoration	Stone tower stabilization and restoration			991,245				991,245	Approved
2021	Haywood House Senior Living			77,900					77,900	Approved
2021	Jackson Homestead Museum	Fence Replacement			28,990				28,990	Approved
2021	Webster Woods		Debt			697,699			697,699	Approved
2021	West Newton Armory Affordable Housing			21,270					21,270	Approved
2020	Administration					-		145,932	145,932	Actual admin
2020	COVID-19 Emergency Housing Assistance	Phase 1		2,000,000					2,000,000	Approved
2020	Kessler Woods	Newton Conservators CR oversight				15,000			15,000	Approved
2020	Newton Housing Authority Acquisition of CAN-DO Portfolio			1,105,000					1,105,000	Approved
2020	Pigeon Hill Trail	Trail design					50,000		50,000	Approved

City of Newton



Ruthanne Fuller,
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

Community Preservation Committee

Draft MINUTES

January 10, 2023

The virtual meeting was held online on Tuesday, January 10, 2023, beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Eliza Datta, Robert Maloney, Jennifer Molinsky, Martin Smargiassi, and Judy Weber. Committee Members Byron Dunker and Susan Lunin were not present for the meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Jennifer Molinsky opened the Community Preservation Committee's public meeting and introduced the CPC members present at this time. Mr. Maloney agreed to do the first review of the draft minutes from the meeting.

Discussion on ideas and plans for CPA Program Outreach and Workshop

Ms. Kritzer reminded members of the discussion at the last meeting on the future information session and workshop. Members began by discussing potential dates for the future information session and whether or not to hold it in place of a regular CPC meeting. Members noted that there were several projects that were anticipated to be submitted in the next few months and thought that the information session should be held at a separate time to make sure that there was enough time for the discussion. Members also agreed that a time in mid to late March would work best. Ms. Kritzer stated that she would take a look at the City's meeting calendar and send out a list of potential dates after the meeting.

Ms. Kritzer asked if the meeting should be held in person or virtually. Most members leaned towards a virtual meeting but it was noted that these types of discussion often worked better in person. Members discussed how information sessions and workshops could be done virtually using breakout rooms instead and noted that a virtual meeting would be easier for the general public to attend. Members also asked that someone from the Parks and Recreation Department be present for the meeting if possible to answer any potential questions from groups interested in proposing a recreation project in a local park. Ms. Kritzer stated that she would contact the Parks and Recreation Department to see if there was a staff person who could serve as the liaison for any public groups interested in requesting CPA funding for a City park or recreation area. Ms. Kritzer also noted that she had a list of contacts for other City organizations and groups that she would begin to reach out to for the meeting. Members asked Ms. Kritzer to share this list in case there were any contacts that members were already familiar with or could help out with outreach.

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

email lkritzer@newtonma.gov, *phone* 617.796.1144

Ms. Kritzer briefly reviewed the potential agenda before discussion moved on to the worksheet.

Review of draft Project Worksheet

A draft of the proposed project worksheet had been sent out to members for review prior to the meeting. Discussion began with the list of additional materials for review on the last page. Members thought that this list was too long and dense. Ms. Kritzer suggested revising it down to just a few general areas where materials were often needed in the final application. Members discussed whether the worksheet should mention the need for matching funds and whether there were projects that might be considered too small to apply for CPA funding. It was noted that the CPC did not have anything in writing to discourage smaller scale projects, but that in practice many of its funded projects were substantial ones. Members felt that projects needed to universally have some level of applicant effort put into them, whether that was in the form of donations or volunteer effort, and that that effort could be used in some situations as a match. It was noted that projects regularly used in-kind contributions of funding or time to match their CPA funding request. Members asked that a link be added so that applicants can see a copy of the application from the website.

Ms. Datta asked if the Committee should frame the size of the projects that it is looking to fund. She suggested that they could provide some ranges of funding for different types of projects and show what was needed for each one. They could then use that process to make a point of explaining when matching funds were typically required and add the nuance that the form might lack. She thought that this would be a way to address some of the hurdles in the process and the different funding processes along the way. Ms. Weber asked if there were any specific elements of the City Council portion of the process that they should address. Ms. Molinsky thought that the City Councilors wanted to make sure that they were doing their due diligence before a project was funded and noted some of the review processes that had been completed in recent years. Mr. Smargiassi asked if the Committee would want to highlight these processes in the worksheet or information sessions. Ms. Weber noted that they might want to highlight a few of them for information purposes during the information session.

Turning back to the worksheet, Mr. Armstrong thought that there should be a lower limit for CPA funded projects but did not think that they should only fund large scale projects. He suggested that perhaps the CPC would not want to fund projects under \$10,000 and agreed that they needed to develop a plan to convince smaller organizations to come in for funding. He thought that there were tremendous possibilities for projects in between the too small and very large scale ones seen in recent years. He noted that the South Burying Ground was an example of a small area that was in need of assistance and thought that there should be lower, more equitable lines of funding available. Members discussed whether or not to define the types of projects that could apply for funding. It was noted that smaller scale projects often required fuller funding and that matching funds were not always as much of a focus in those cases.

Ms. Weber added that there was also a question of ongoing maintenance for some of these spaces and projects. Members agreed that applicants also needed to be reminded when there were maintenance requirements included as part of the future of a project. Members discussed current projects and how they had fit into existing CPA funding categories and requirements.

Ms. Molinsky thought that the Committee would need to walk a fine line between inviting applicants to apply and actively seeking their applications. She suggested that they not put a bottom line for funding in writing so as to leave their options open.

Members reviewed the worksheet draft and made additional language changes at this time. It was noted that the dark boxes in the chart on the first page were confusing and needed to be better explained. Ms. Molinsky asked how the worksheet would be used in a virtual meeting and members discussed how it could be reviewed both in person and virtually. Ms. Weber thought that it would work best for groups focusing on a single project. It was noted that the meeting could also use jam boards to demonstrate ideas. Ms. Kritzer stated that this had been used for the Rezoning discussions and that she would talk to staff about how that had worked.

Review of Existing and Potential Future Projects

Members had a brief review of current and potential future projects at this time. Members asked staff to reach out to the New Art Center to find out whether or not they had decided to move forward with the purchase of the Church of the Open Hand. Mr. Brody noted that they were originally planning to have a decision on this by the end of 2022 and thought that it would be good for planning purposes to know whether that decision had been made.

Review of Current Finances

Members reviewed the most recent Finances At A Glance update at this time. Ms. Kritzer noted that the State had allocated the \$20 million in surplus funding that was allocated to the State Trust Fund at the end of 2022 and that this had raised the City's match to 38.5%. The additional \$314,006 that the City would receive in matching funds would be available for use by the CPC in FY24.

Approval of December 13 Minutes

Members had reviewed the draft minutes prior to the meeting and Ms. Molinsky had sent back revisions. Members reviewed some of these changes at this time. Mr. Maloney moved to accept Ms. Molinsky's revision and approve the December 13 meeting minutes as revised. Mr. Armstrong seconded the motion which passed by unanimous voice vote.

Other Business

Mr. Armstrong moved to adjourn. Mr. Maloney seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 7:59 P.M.