

COMMUNITY PRESERVATION ACT (CPA) COMMITTEE

MEETING MINUTES

5:30 PM, Thursday, February 4, 2015

Eastham Town Hall

Members present: Ed Brookshire, Jay Camp, Dan Coppelman, Michael Hager, Eileen Morgan, Peter Wade (chair)

Members absent: Ed Casarella, Judy Poulin

Others Present: Elizabeth Gawron (BOS representative), Robert Prescott MassAudobon), Joanna Buffington (Eastham Conservation Foundation), Bill Allan (MassAudobon), Mark Robinson (Compact of Cape Cod Conservation Trusts)

- The meeting was called to order at 5:35 PM.
- A motion (Camp, Brookshire) to approve the application from the Open Space Committee in the amount of up to \$438,625 for the purchase of open space a/k/a "Terrapin Cove on the Herring River" carried 6-0, with conditions (see attachment).
- A motion (Camp, Hager) to approve the application from Habitat for Humanity, Inc. in the amount of \$45,000 for the creation of community housing ("Rabbit Run Community Housing") carried 6-0, with conditions.
- A motion (Camp, Morgan) to approve set-asides from estimated FY2016 CPA revenues in the following amounts: 10%-Open Space Reserve; 10%-Affordable Housing Reserve; 10%-Historic Reserve; 10%-Active Recreation Reserve; 5%-CPC Administrative, carried 6-0.
- A motion (Camp, Brookshire) to approve the application from the Eastham Affordable Housing Trust (EAHT) in the amount of \$36,000 for the support of Community Housing ("Housing Consultant Services") carried 6-0, with conditions.
- A motion (Camp, Brookshire) to approve the application from the EAHT in the amount of \$153,500 for the support of Community Housing ("Rental Assistance Program") carried 6-0, with conditions.
- A motion (Camp, Brookshire) to approve the application from the EAHT in the amount of \$400,000 for the creation of Community Housing ("Rental Expansion Program") carried 6-0, with conditions.
- A motion (Coppelman, Morgan) to approve the application from the Eastham Historical Society in the amount of \$30,000 for the preservation work on the 1936 Dill Beach Cottage carried 6-0, with conditions.
- Meeting adjourned 7:35 PM.

Respectfully Submitted,

Peter Wade, Acting Clerk

Attachment: "CPA Articles for May 2015 Eastham Town Meeting (FY2016 Appropriations)

CPA Articles for May 2015 Eastham Town Meeting (FY 2016 Appropriations)						
Project Title	Amount	CPA Funding Source	Conditions	Time Limit	Date of Vote	Vote
Restoration of Dill Beach Camp	\$ 30,000	Historic reserve	1,2,9	2 years	2/4/2015	6-0
Rabbit Run Community Housing	\$ 45,000	Affordable Housing reserve, then unrestricted funds	1,2,4,5,8	2 years	2/4/2015	6-0
Terrapin Cove on the Herring River Marsh	\$ 438,625	Open Space reserve, then unrestricted funds	1,2,7	1 year	2/4/2015	6-0
EAHT Housing Consultant Services	\$ 36,000	Affordable Housing reserve, then unrestricted funds	1,2	1 year	2/4/2015	6-0
EAHT Rental Assistance Program	\$ 153,500	Affordable Housing reserve, then unrestricted funds	1,2,10	3 years	2/4/2015	6-0
EAHT Rental Expansion Program	\$ 400,000	Affordable Housing reserve, then unrestricted funds	1,2,3,8,11	3 years	2/4/2015	6-0
CPC Administrative	5%	unrestricted funds		1 year	2/4/2015	6-0
Required Transfers:						
Open Space Reserve	10%				2/4/2015	6-0
Historic Reserve	10%				"	"
Community Housing Reserve	10%				"	"
Active Recreation Reserve	10%				"	"
Budgeted Reserve for Appropriations	55%				"	"
Conditions:						
1. Grant funds may be expended only for the project purposes set forth in the approved proposal or the amended proposal.						
2. Grant is subject to instructions and funding conditions as set forth in the official Notice of Award letter from the CPC, which will be delivered to the applicant within 30 days of the Town Meeting vote.						
3. A Grant Agreement between the Town and the Eastham Affordable Housing Trust (EAHT) must be executed before the transfer of any funds.						
4. The applicant must have legal care, custody and/or control of the property/project, satisfactory to the CPC, before any funds are disbursed.						
5. Prior to the release of funds, the applicant must grant to the Town a mortgage on the property as security for the full amount of the grant.						
7. A perpetual Conservation deed restriction (C.R.) which includes the wording "for open space and passive recreation purposes" must be recorded promptly upon completion of the purchase. The CR shall include a requirement that the habitat for Diamondback Terrapins be maintained for as long as the terrapins exist in Eastham.						
8. A perpetual Affordable Housing deed restriction must be recorded promptly upon completion of the purchase of any real property.						
9. A perpetual Historic Preservation deed restriction must be recorded before any funds are disbursed.						
10. Maximum appropriation in FY16 is \$53,500. Maximum appropriation in FY17 is \$50,000. Remaining balance available in FY18.						
11. Property purchase requires approval of the BOS and the CPC prior to expenditure.						