

COMMUNITY PRESERVATION ACT COMMITTEE
MEETING MINUTES
5:30 PM, Wednesday, August 5, 2015
Earle Mountain Room

Members present: Peter Wade, Jay Camp, Michael Hager, Eileen Morgan, Jim Baughman, Ed Casarella, Ed Brookshire

Members absent: Dan Coppelman, Elizabeth Gawron

Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

The meeting was called to order at 5:30 pm.

Minutes – A motion (Camp, Brookshire) to approve the minutes of July 1, 2015, carried 7-0.

Abigail Chapman of the Community Development Partnership gave a final presentation on their FY15 project to rehabilitate seven affordable housing units (see report enclosed). \$26,036.03 was returned to the CPAC at the end of the project.

Ongoing Project Updates – FY16 awards have not been granted yet. They are expected to go out in the fall.

The recreation consultant is scheduled to begin next month. The tennis courts have been completed, but the school has locked them until the sandy ground surrounding the court is covered (no plan yet for groundcover type).

Restoration of the old library has begun.

The Great Pond and Herring Pond alum treatment project final reports have been submitted, but no funds have been returned yet as testing may remain ongoing.

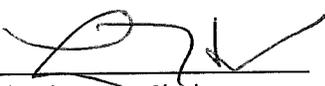
Mr. Lagg presented draft CPA signs to install at the tennis courts and Dill House. He is working to flag CPAC project sites in the town's online maps.

Financial Reports – Mr. Wade passed out current balance sheets and projected available funds. The board members discussed the allocation of funds available through FY20 and indicated they would like to see a clearer designation of "open" and "closed" projects in the financial reports.

Advertisements for the September 2 public hearing are to include two legal ads with 14-day notice and a spot on the Cape Codder Eastham page closer to the date of the hearing.

Adjournment – A motion (Casarella, Brookshire) to adjourn, carried 7-0. Meeting adjourned at 7:00 pm.

Respectfully submitted as prepared by Debbie Cohen



Michael Hager, Clerk

enc. Real Return Initiative Final Report

**REAL RETURN INITIATIVE
FINAL REPORT
JULY 2015
REHAB OF SEVEN AFFORDABLE UNITS**

The Real Return Initiative, which involved the extensive rehab of 885 and 1475 State Highway which is owned and managed by the Community Development Partnership has been completed. The seven units, range in age from 27 to 65 years; all were in critical need of work, including roofing, siding, windows doors and furnace replacement. The rehab of all units was performed utilizing the most up-to-date energy efficient practices available. The units are home to 14 residents, six of them children, three homes are single parents.

Budget Overview:

Total funding for the project was \$411,574, the breakdown of sources are noted below. The project did come in under budget on the CPA activity so the CDP returned \$26,036 to the CPA Fund.

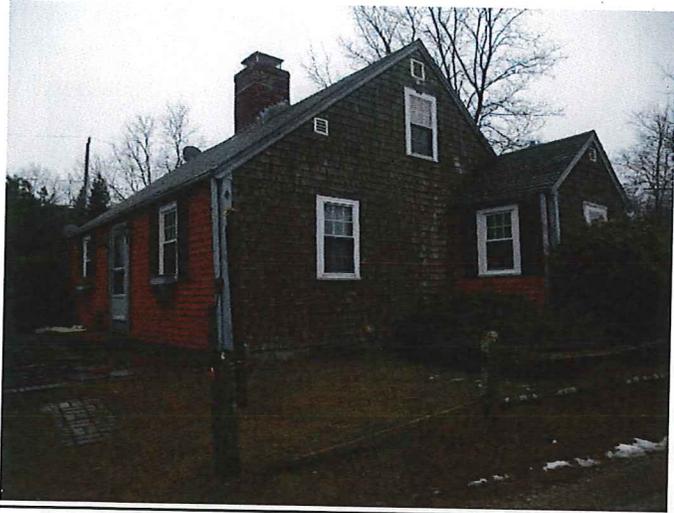
CDP Funds	\$ 9,573.09
Refinance	\$ 89,500.00
Charlesbank Homes	\$ 50,000.00
Capital Reserves	\$ 13,500.00
Longpoint Charitable Fund	\$ 15,000.00
Community Preservation Act Funds	\$ 234,001.15
TOTAL	\$ 411,574.24

The CPA funds were dedicated for use in areas needed to preserve this community housing for residents of the Outer Cape. This work involved roofing, siding, window replacement on some units, and the repair of rotten sills and sub straight. The breakdown of the uses of the CPA funds are:

CPA Funds	\$ 234,001.00
CPA Direct Construction Expenses	\$ 151,129.01
Rehab Contingency (10%)	\$ 34,554.00
Project Management (12%)	\$ 22,281.96
Total CPA Expenses	\$ 207,964.97
Amount returned	\$ 26,036.03



Main House: Before



Main House: After



New Cottages: Before



New Cottages: After

