

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
November 8, 2017**

PRESENT: Gary Crossen - Chairman, Paul Alpert, Artie Crocker, Bob Dermody, Peter Pingitore

ABSENT: Chris Gerstel, Robert Boder

STAFF: Patricia Carey, Staff Liaison
Carys Lustig, Staff Liaison
Kristen Wright, Recording Secretary

Mr. Crossen called the meeting to order at 7:32 PM in the Highland Room at Town Hall.

Mr. Crossen welcomed new CPC member Bob Dermody to the Committee.

Committee Updates

Ms. Carey introduced Carys Lustig, Supervisor of Administration/DPW. Ms. Carey shared with the committee that she will be transitioning the staff liaison role this year to Ms. Lustig. Ms. Carey also reviewed the history of the Community Preservation Committee (*Appendix A*).

Discussion: Updates on Prior Approved Projects

Discussed later in meeting.

Discussion: Review of Anticipated Upcoming Projects and Financing

Ms. Carey reviewed anticipated projects (*Appendix B*). Ms. Carey stated that the Rosemary Sediment Project may have an increase from costs provided last year. For the Memorial Park Building project the CPC could only fund portions that are related to outdoor recreation. This would be calculated in a similar manner to the Rosemary Recreation Complex and the Town Hall project. The other funding is anticipated to be a different article at Town Meeting. Mr. Pingitore stated that he wasn't aware of any projects begin submitted by the Housing Authority.

Ms. Carey reviewed the anticipated funding sources for upcoming approved projects as well as report from David Davison, Assistant Town Manager/Director of Finance that was originally shared in February 2017 (*Appendices C & D*). Until Mr. Davison has information on free cash, an updated report cannot be completed.

Discussion: Updates on Prior Approved Projects

Ms. Carey gave a brief review of all projects that the CPC funded last year. Mr. Alpert asked if Rosemary Sediment has presented to the Conservation Commission. Mr. Crocker stated that the project is in the hearing process with the Conservation Commission.

Schedule: Upcoming Meetings – Wednesdays at 7:30 PM

Mr. Crossen stated that the upcoming meetings have been provided to all members as well as listed in the agenda. At the December 13th meeting, the Committee will receive full project applications. The Committee will also review the process on voting the eligibility of the applications as well as review

the next steps for the Committee. Ms. Carey stated that March 14th is the anticipated date of the public hearing.

Minutes: May 3, 2017 and May 8, 2017

Mr. Alpert made a motion to approve the minutes of the May 3, 2017 and May 8, 2017 meetings and the motion was seconded by Mr. Crocker. The minutes were approved, with a vote of 5-0.

Vote: Annual Re-Organization Meeting:

Mr. Crossen opened the floor for nominations for the Chairman of the Community Preservation Committee for the 2017-2018 year. Mr. Alpert made a motion to appoint Mr. Crossen as the Chairman of the Community Preservation Committee. Mr. Pingitore seconded the motion. Vote 4-0-1. Mr. Crossen was appointed the Chairman for the Community Preservation Committee for the 2017-2018 year.

Mr. Crossen opened the floor for nominations for the Vice-Chairman of the Community Preservation Committee for the 2017-2017 year. Mr. Pingitore made a motion to appoint Mr. Alpert as the Vice Chairman of the Community Preservation Committee for the 2017-2018 year. Mr. Crossen seconded the motion. Vote 4-0-1. Mr. Alpert was appointed the Vice Chairman for the Community Preservation Committee for the 2017-2018 year.

Adjournment:

Mr. Crocker made a motion to adjourn the meeting at 8:18PM. Mr. Alpert seconded the motion and the meeting adjourned at 8:18PM.

Respectfully submitted,

Kristen Wright
Recording Secretary

**Community Preservation Committee
Town of Needham, Massachusetts**

HISTORY OF NEEDHAM COMMUNITY PRESERVATION COMMITTEE

- Community Preservation Act (CPA) became law in September 2000, signed by Governor Celucci.
- Needham's first study committee was formed that year, and made a presentation to Town Meeting, but there was not enough information available, so it did not receive a favorable vote.
- In fall 2002, the Park and Recreation Commission began to reach out to other boards to seek support of a new study. The Board of Selectmen agreed to place the creation of a study committee on the May 2003 Annual Town Meeting warrant. Town Meeting voted to approve the creation of the committee, and the research began late that summer, including success stories from other communities.
- Study Committee members: Cheryl Gosmon (Housing Authority); Louis Hutchins (Historical Commission); Richard Weitzen (Park and Recreation Commission); Roy Cramer (Conservation Commission); Moe Handel (Planning Board); Dan Matthews (Board of Selectmen); Ron Ruth (Finance Committee); Paul Denver (School Committee); John Comando (Moderator); Bill Dermody (Moderator); Paul Siegenthaler (Moderator)
- The CPA Study Committee recommended the adoption of the Community Preservation Act at the May 2004 Annual Town Meeting, and the voters approved the adoption in the November 2004 election. The study committee recommended a 2% surcharge with exemptions for low income and the first \$100,000 of taxable value on residential real estate. The Community Preservation Committee was approved to be the maximum 9 member board, with required representation from the Conservation Commission, Housing Authority, Historical Commission, Park and Recreation Commission and Planning Board. For the remaining four members, two would be appointed by the Board of Selectmen, and two appointed by the Town Moderator.
- The Community Preservation Committee (CPC) was appointed in early 2005. The first action item was to create Needham's Community Preservation Plan. Input was provided from a variety of community organizations and boards, and information from other CPA communities was reviewed. The Plan outlined the priorities for funding, and created the process for applications.
- The CPC received its first funding application in Summer 2005 for the funding of an update of the Open Space and Recreation Plan. The request was for \$20,000 and was approved at the November 2005 Special Town Meeting.
- Through the May 2017 Annual Town Meeting, all projects recommended by the CPC for funding have been approved by Town Meeting. The total appropriation for the **60** approved projects is **\$41,331,352**.
- As of Fall 2017, 172 communities have adopted the CPA. The state distribution, October 2002 through November 2016 totals \$568.84 million. Needham has received **\$7,631,362**.

Members from 2004-2017

Conservation Commission	Roy Cramer Janet Carter Bernardo Peter Oehlkers Artie Crocker
Historical Commission	Cary Young Sandra Balzer Tobin Jack Cogswell Carol Boulris Robert Boder
Housing Authority	Cheryl Gosmon Sheila Pransky Reg Foster Peter Pingitore
Park & Recreation Commission	Richie Weitzen Phil Robey Brian Nadler Mike Retzky Chris Gerstel
Planning Board	Bruce Eisenhut Sam Bass Warner Paul Alpert
Board of Selectmen Appointees	John Comando Mary Ellen Herd Jane Howard Lita Young Gary Crossen Bob Dermody
Town Moderator Appointees	Ron Ruth Paul Siegenthaler Mark Gluesing Ron Furman

**Community Preservation Committee
Town of Needham, Massachusetts**

Possible Applications for May 2018 Town Meeting

Rosemary Sediment Removal \$2,400,000 (construction) DPW

This was withdrawn by the proponent in the last cycle, but is currently in the permitting stage and prepared to move forward. An application has already been submitted.

Purchase of Open Space \$1,000,000 (purchase) BOS/ConCom/P&R

This is an annual “placeholder” request. There is currently no anticipated purchase. The “placeholder” application has already been submitted.

Emery Grover \$70,000 (feasibility) Schools

The School Committee/Administration would like to bring conduct an updated feasibility study on the possible renovation of the Emery Grover building, which is on the National Register of Historic Places. The application has already been submitted.

Mitchell Playground \$300,000 (design/installation) Schools/P&R

As it is likely a decade before any major renovation of the Mitchell School will take place, the school would like to consider either a retrofit of existing playground equipment to better suit the needs of the students, or full replacement. New equipment would be able to be moved within the site, if needed. Further discussions are under way before the application is submitted. This project falls under Park and Recreation’s long-term capital plan for renovations/replacements.

Rosemary Trails/Camp Property \$50,000 (construction) Park and Recreation

Along with the Rosemary Recreation Complex, Park and Recreation has had two projects on the capital plan – renovation of the trail system that has a trail head at the Rosemary Recreation Complex, and demolition of the existing buildings at the Camp Property on the opposite side of the lake, and addition of some amenities. This request would be for the demolition portion of the project.

Memorial Park Field House TBD Trustees of Memorial Park

As the design phase progresses on the new field house for Memorial Park, the Town Manager is reviewing funding options, including whether an application would be filed for any possible parts of the project that are eligible for CPA funding. The full estimate is \$5.9 million, but not all portions of the building are eligible, as it must relate to outdoor recreation usage.

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Anticipated Funding
November 8, 2017**

At the conclusion of the 2017 Annual Town Meeting, the CPC had the following funds in reserve:

Community Housing	\$1,739,573
Open Space:	\$1,104,954
Historic Resources:	\$ 15,820
General Reserve:	TBD

The annual reserve had been \$341,831 through June 30, 2017, and then those funds were moved into the free cash process.

- The \$341,831 was based on an estimate on collections, so now that the fiscal year is complete, the actual collections are known. In most years, the actual is higher than the estimate.
- The estimate made last spring for what might be in the General Reserve is \$1,600,000. The actual amount will be known by December 2017.
- The General Reserve also includes unused administrative funds from FY'17, and the state contribution.
- The state just concluded its fiscal year on October 31, 2017. If there were surplus funds, up to \$10 million, some portion of that could be added to the Trust Fund. Without any additional funds, it is anticipated Needham would receive a state match of about 15%.

Memorandum

To: Community Preservation Committee

From: David Davison, ^{ADM}ATM/Director of Finance

CC: Board of Selectmen; Kate Fitzpatrick, Town Manager; Christopher Coleman, Assistant Town Manager/Director of Operations; Patty Carey, Director of Park and Recreation

Date: February 17, 2017

Re: Rosemary Complex Project CPA Funding

We have provided two funding scenarios for the Rosemary Complex project for your consideration. The first is an update of the previous analysis done last year. The second presents an alternative scenario for the CPA share of the project expense which includes cash and debt funding, whereas the first scenario was all CPA debt. The purpose of these documents is to layout the possible impact on CPA revenue and reserves for the various projects that have been identified and may be presented for CPA funding in the coming years. The project list is based on submitted capital projects for the FY2018 – FY2022 timeframe which are being recommended for funding and an application would be filed with the CPC. We have also listed other projects that have been identified, but costs, timing, scope, and eligibility, are inconclusive or are not available. This report is meant to be illustrative and not necessarily what will be requested in the out years or that the CPC is supportive of funding of these projects as most have not been presented to the CPC for consideration. As we get nearer to the funding year, amounts may change, scope could be different, and the year that funding is actually requested may be different. The timing assumption for each project is based on the information provided by the requester.

For the purpose of this analysis, we have assumed a 2.5% annual increase in the CPC administrative budget from the \$82,000 level-funded request for FY2018. Usually there are other CPA funding requests which do not come through the Town's capital budget process as they may not be capital or do not originate from the Town, so we have included an allowance of \$100,000 starting in FY2019 for such requests which is increased by 4% annually. We do not have any specific details on future funding requests for community housing projects so no amount is reflected in the analysis, but we assume any such requests would be funded from the Community Housing Reserve.

The use of CPA funds must be appropriated by Town Meeting, but Town Meeting may not appropriate CPA funds without the positive recommendation and support of the CPC.

CPA Revenue

CPA revenues are derived primarily from two sources: property tax surcharges and state aid matches. The CPA revenue estimates in the out years are built off of the preliminary estimate for FY2018. The CPA surcharge revenue is assumed to grow at 3.9% annually, and the State revenue match is assumed at 10%. Both revenue assumptions are lower than the prior report. The annual increase in the

surcharge revenue is approximately 85% of the average actual growth rate in surcharge revenue over the last eleven years.

The State's match is based on the net committed surcharge by the community. The net amount reflects reductions in the committed surcharge due to abatements and exemptions. We assume a two percent allowance for this activity for purposes of forecasting the revenue; previously we assumed one percent. However, the figure submitted to the State is based on the actual net commitment for the year, which is not known until after the end of the fiscal year. The calculation starts with the prior year surcharge estimate multiplied by a .98 factor then the 10% match is determined. With passage of the Community Preservation Act in a number of communities this past November, including the City of Boston, it is prudent to assume the match rate will be lower because of the greater number communities that now will share the state funds. The state distribution match this past fall was 20.6% of the Town's surcharge revenue in FY2016. For the purposes of this analysis, we assume a 10% match; in the previous report we assumed 18%.

CPA Reserves

In accordance with the Community Preservation Act, at least 10% of the annual revenue estimate (surcharge and state match) is to be appropriated to each of the required three categories: community housing (affordable housing); historic preservation, and open space. The balance (70%) may be appropriated in any amount to any of the three categories and for certain recreation purposes. In any year which there is not a sufficient identified appropriation for the required purposes, the amount by which the annual appropriation falls below the 10% target is to be reserved for future appropriations that satisfied that expenditure type requirement. The amount credited to the reserve may only be spent on projects that relate to the purpose, and the amount must be appropriated by Town Meeting. The amount in each specific reserve carries over into the next fiscal year.

As a safeguard against under reserving funds required to be spent for either a specific purpose, since the actual surcharge and state match are not known at the time of developing the CPA estimates for the coming year, we set the annual reservation at approximately 11% of the revenue estimate for the coming year. For the purposes of this analysis, we have assumed 11% of the revenue estimate in each year will be appropriated to both the Community Housing and Open Space reserves. Because the annual debt service expense for Town Hall qualifies as historic preservation spending and the payment amount is more than 11% of the estimated revenue in each year, no appropriation to the Historic Preservation reserve is necessary. However, in FY2027 the estimated minimum amount to be appropriated or reserve for historic preservation will be more than the debt service on the Town Hall, a contribution to the reserve will be necessary if other historic preservation projects are not funded to satisfy the minimum requirement. The difference between the calculated minimum spending/reservation requirement of \$378,776 and the Town Hall debt service expense of \$354,306 for FY2027 is \$24,470. We have assumed that the \$24,470 will be added to the Historic Preservation reserve.

The estimated CPA revenue which is not appropriated to administrative expenses, debt service, projects, or the specific reserves, is appropriated to a "General Reserve". Unlike the specific reserve accounts (Historic, Housing, and Open Space), the General Reserve remains available only for the fiscal year. Any balance in the General Reserve at the end of the fiscal year, is closed out to the CPA fund balance. The CPA fund balance is the source from which the annual CPA Free Cash is

calculated. Any project shown to be funded by CPA Free Cash but is not would effectively increase the amount of Free Cash available as well.

Rosemary Complex Funding Scenarios

Funding for the Rosemary Complex is based upon a recent timeline provided by PPBC. The construction funding will be presented at the Annual Town Meeting and will have an emergency preamble attached to the motion, which if approved, will allow the project to commence soon after the Town Meeting vote. The project cost is estimated at \$15.8 million. The cost allocation between the General Fund and CPA is \$3.8 million funded by the General Fund (debt and cash) and \$12 million by CPA. We present two scenarios to fund the CPA share of the project cost. The first scenario assumes the entire CPA share is borrowed. The second scenario assumes the CPA share is funded by a combination of cash and debt.

The first scenario assumes the entire \$12 million is funded by debt. With the emergency preamble, spending from the authorization may begin in FY2017 and so therefore the Town would have debt service payments in FY2019. The first two years of financing are assumed to be with bond anticipation notes (temporary financing) that would carry a 3.5% interest rate and then bonds for 18 years which would have a 6.5% interest rate. We assume principal will be paid every year, including the two years of temporary financing, which is strategy we use to help manage the Town's debt expense and to lower overall interest costs. This scenario assumes all the other identified projects with amounts will be funded by CPA Free Cash.

The second scenario assumes \$3 million will be funded by cash and \$9 million by debt. The \$3,000,000 was derived from the following assumptions 1) that all the other submitted projects for FY2018 will be recommended and funded with CPA Free Cash, which will leave \$435,000 available to be used to fund the Rosemary project; 2) that \$1,535,000 in the FY2017 General Reserve would be used to fund the project; and 3) that \$1,030,000 of the estimated FY2018 CPA receipts would be used to fund the project for a total of \$3,000,000. The remaining \$9,000,000 would be funded by CPA debt. Because under this scenario there would be \$3 million in cash to pay the immediate expenses, the first borrowing could be delayed so that the first debt payment is not required until FY2020. The interest rate assumptions are the same as in the first scenario, except that temporary borrowing would be for one year followed by bonds over 19 years. There would be principal payments every year as with the first scenario. The overall debt service expense would be less than in the first scenario, and would provide more flexibility sooner than the first option. However, under this scenario the estimated CPA Free Cash available for appropriations in FY2019 and FY2020 would be insufficient to fund the identified other projects. Therefore, if those projects were to be funded, they would likely be from current receipts and not CPA Free Cash.

Funding Scenario Tables

The funding scenario tables reflect the estimated amounts to be appropriated based on the assumptions stated above. Line A is the total estimated debt service by year for the Town Hall and Rosemary Complex projects. We show the projects submitted to CPC for funding consideration for FY2018 and the projects currently recommended in the out years with the amount. As stated earlier, we have included an amount for other small projects not known. We also list other projects that have been identified, but lack cost and/or other details to calculate. The projects that have been identified with amounts are totaled on Line B. Amounts that are shaded and in blue are assumed to be funded by

CPA Free Cash; amounts that are shaded and in red are assumed funded by various cash sources. Line C is the assumed CPC administrative budget amount. The next page shows the annual amounts assumed to be appropriated to the required reserves. The total is on Line D. Line E shows the estimated amount to be appropriated to the General Reserve. The total of the estimated appropriations (Lines A, B, C, D, and E) is on Line F.

The estimated total CPA revenue is on Line H, and the state match percent assumption for each year is indicated below the revenue total. We compare the estimated appropriations to the total revenue (line F minus line H). Other sources to fund the difference between revenue and expense are Line I) Restricted Reserves, Line J) General Reserve, Line K) CPA Free Cash, and Line L) adjustments. The last page of each funding scenario shows all the estimated funding resources available for the Annual Town Meeting. The last section reflects the estimated amounts to roll to CPA Free Cash for the following year. For the purposes of this analysis, we assume only the total of the General Reserve fund balance remaining at the end of the fiscal year and the unappropriated balance of CPA Free Cash will be available to be certified as CPA Free Cash for the following year.

CPA Revenue Available for Debt Service

The Emery Grover Building rehabilitation project estimated cost is uncertain based on costs estimates the Town has received from architects on other building projects which are further along for funding consideration. So we have not included any amount into the funding scenario tables. However, for purpose of measuring the estimated available revenue for CPA debt service, we included an estimated amount for Emery Grover. The project cost is estimated at \$14.8 million. We assume that only 50% or \$7.4 million of the total would be eligible for funding from CPA, and that the \$7.4 million would be borrowed. The interest rate assumption is 3.5% on the temporary financing which would be one year, and the bonds would carry a 7% interest rate. We assume the first debt payment is in FY2023 and the last payment is in FY2043.

Based on the assumption that 70% of the surcharge revenue could be used for CPA debt service, the combined debt payments for the Town Hall and Rosemary Complex projects are manageable within that restriction. However, with Emery Grover project based on the assumptions above, the total estimated CPA debt service obligations would exceed the estimated maximum annual debt service allowance for four years (FY2024, FY2025, FY2026, and FY2027) if the Rosemary project was funded by \$12 million in CPA debt, but only for two years (FY2024 and FY2025) if the Rosemary project was funded by \$9 million in CPA debt.

Please do not hesitate to contact me if you have any questions or wish to provide additional information. Thank you.

Attachments

Funding Scenario I Rosemary CPA Share Debt Only (3 pages)

Funding Scenario II Rosemary CPA Share Cash and Debt (3 pages)

Estimated Maximum Annual Debt Service Allowance/Obligations Scenario I \$12M and Scenario II \$9M (2 pages)

Funding Scenario I (Rosemary CPA Share Debt Only)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Appropriations										
Town Hall	\$449,163	\$441,494	\$430,525	\$416,675	\$405,041	\$395,256	\$384,906	\$374,763	\$364,681	\$354,306
Rosemary Complex (\$12M)		\$960,000	\$1,058,750	\$1,278,025	\$1,239,675	\$1,201,325	\$1,162,975	\$1,124,625	\$1,086,275	\$1,047,925
A) Debt Service	\$449,163	\$1,401,494	\$1,489,275	\$1,694,700	\$1,644,716	\$1,596,581	\$1,547,881	\$1,499,388	\$1,450,956	\$1,402,231
Central Avenue School Walking Trails	\$210,000									
Echo Bridge Railings	\$250,000									
Fields - Cricket	\$305,000									
Rosemary Lake Sediment Removal	\$2,100,000									
Trail - Reservoir	\$850,000									
Asa Small Field		\$141,000								
Claxton Field		\$207,000								
Rosemary Camp Facility		\$250,000								
Town Common Redesign		\$600,300								
Public Playgrounds										
Other Small Projects^		\$100,000	\$600,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857
Future Potential Projects - No Cost Estimate										
Boat Launch Construction										
Broadmeadow Field Improvements										
Cricket Field and Grounds										
Defazio Complex Walking Path										
Dwight Field Upgrades										
Emery Grover (multiple funding sources)										
Fields - Master Plan										
Fields - McLeod										
High Rock Field Improvements										
Memorial Park (multiple funding sources)										
Parcel Acquisition ^5										
Perry Park Upgrades										
Public Playgrounds										
Town Reservoir Sediment Removal										
B) Projects	\$3,715,000	\$1,298,300	\$704,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857
C) Administration Budget^^	\$82,000	\$84,050	\$86,151	\$88,305	\$90,513	\$92,775	\$95,095	\$97,472	\$99,909	\$102,407

Funding Scenario I (Rosemary CPA Share Debt Only)

[illegible]

Funding Scenario I (Rosemary CPA Share Debt Only)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Estimated Funding Resources Available Prior to Appropriations										
CPA Revenue	\$1,440,994	\$2,535,510	\$2,634,395	\$2,737,136	\$2,843,885	\$2,954,796	\$3,070,033	\$3,189,764	\$3,314,165	\$3,443,418
Community Housing Reserve**	\$1,470,573	\$1,739,573	\$2,018,479	\$2,308,263	\$2,609,348	\$2,922,175	\$3,247,202	\$3,584,906	\$3,935,780	\$4,300,338
Historic Resources Reserve**	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820
Open Space Reserve**	\$835,954	\$1,104,954	\$1,383,860	\$1,673,644	\$1,974,729	\$2,287,556	\$2,612,583	\$2,950,287	\$3,301,161	\$3,665,719
General Reserve	\$1,537,037	\$1,371,831	\$492,154	\$479,402	\$351,961	\$483,001	\$615,385	\$751,650	\$891,156	\$1,034,184
CPA Free Cash	\$4,150,727	\$1,972,764	\$2,046,295	\$1,834,449	\$2,205,691	\$2,445,166	\$2,811,181	\$3,304,901	\$3,930,019	\$4,689,582
TOTAL	\$10,451,105	\$8,740,452	\$8,591,003	\$9,048,713	\$10,001,433	\$11,108,514	\$12,372,205	\$13,797,329	\$15,388,102	\$17,149,061
Appropriations										
Current year Free Cash rolling to the following year	\$6,155,894	\$3,833,810	\$3,338,395	\$2,845,296	\$2,956,371	\$3,071,782	\$3,191,698	\$3,316,296	\$3,445,759	\$3,580,005
General Reserve rolling to the following year Free Cash	\$435,727	\$674,464	\$1,342,295	\$1,726,289	\$2,093,205	\$2,328,180	\$2,689,516	\$3,178,369	\$3,798,426	\$4,552,995
Estimated Free Cash base for the following year	\$1,537,037	\$1,371,831	\$492,154	\$479,402	\$351,961	\$483,001	\$615,385	\$751,650	\$891,156	\$1,034,184
	\$1,972,764	\$2,046,295	\$1,834,449	\$2,205,691	\$2,445,166	\$2,811,181	\$3,304,901	\$3,930,019	\$4,689,582	\$5,587,179

^Other small project requests assumption of \$100K for FY19 increasing annually at 4%.

^^ CPC administrative budget assumed to increase by 2.5% annually.

^^^Annual contribution FY18 forward; assumed at 11% of the revenue estimate or the difference between the 11% and the appropriations which satisfies the annual obligation.

^5 No parcel acquisition has been identified.

* Surcharge revenue growth rate assumption for FY19 forward is 3.9% annually.

** Available balance as of 01/31/17; the balances going forward are calculated based on the assumed appropriations to and from the reserves.

***An appropriation vote which uses CPA Free Cash must occur before June 30 of the prior fiscal year. For example, a FY18 appropriation vote must occur prior to June 30, 2017.

Projects assumed funded by CPA free cash in blue and shaded

CPA Debt Service Scenario I						
Estimated Maximum Annual Debt Service Allowance/Obligations						
Fiscal Year	Surcharge Revenue Estimate	Max Debt Service (70% of Surcharge)	Town Hall Actual	Rosemary Assumption \$12M	Total	Available for Add'l DS
2017	\$2,153,000	\$1,507,100	\$456,313		\$456,313	\$1,050,788
2018	\$2,230,000	\$1,561,000	\$449,163		\$449,163	\$1,111,838
2019	\$2,316,970	\$1,621,879	\$441,494	\$960,000	\$1,401,494	\$220,385
2020	\$2,407,332	\$1,685,132	\$430,525	\$1,058,750	\$1,489,275	\$195,857
2021	\$2,501,218	\$1,750,852	\$416,675	\$1,278,025	\$1,694,700	\$56,152
2022	\$2,598,765	\$1,819,136	\$405,041	\$1,239,675	\$1,644,716	\$174,420
2023	\$2,700,117	\$1,890,082	\$395,256	\$1,201,325	\$1,596,581	\$293,501
2024	\$2,805,422	\$1,963,795	\$384,906	\$1,162,975	\$1,547,881	\$415,914
2025	\$2,914,833	\$2,040,383	\$374,763	\$1,124,625	\$1,499,388	\$540,996
2026	\$3,028,512	\$2,119,958	\$364,681	\$1,086,275	\$1,450,956	\$669,002
2027	\$3,146,624	\$2,202,636	\$354,306	\$1,047,925	\$1,402,231	\$800,405
2028	\$3,269,342	\$2,288,539	\$259,997	\$1,009,575	\$1,269,572	\$1,018,967
2029	\$3,396,846	\$2,377,792	\$241,638	\$971,225	\$1,212,863	\$1,164,930
2030	\$3,529,323	\$2,470,526	\$51,813	\$932,875	\$984,688	\$1,485,839
2031	\$3,666,967	\$2,566,877	\$50,625	\$894,525	\$945,150	\$1,621,727
2032	\$3,809,979	\$2,666,985		\$856,175	\$856,175	\$1,810,810
2033	\$3,958,568	\$2,770,997		\$817,825	\$817,825	\$1,953,172
2034	\$4,112,952	\$2,879,066		\$779,475	\$779,475	\$2,099,591
2035	\$4,273,357	\$2,991,350		\$741,125	\$741,125	\$2,250,225
2036	\$4,440,018	\$3,108,013		\$702,775	\$702,775	\$2,405,238
2037	\$4,613,179	\$3,229,225		\$664,425	\$664,425	\$2,564,800
2038	\$4,793,093	\$3,355,165		\$591,075	\$591,075	\$2,764,090
2039	\$4,980,023	\$3,486,016			\$0	\$3,486,016
2040	\$5,174,244	\$3,621,971			\$0	\$3,621,971
2041	\$5,376,040	\$3,763,228			\$0	\$3,763,228
2042	\$5,585,705	\$3,909,994			\$0	\$3,909,994
2043	\$5,803,548	\$4,062,483			\$0	\$4,062,483
2044	\$6,029,886	\$4,220,920			\$0	\$4,220,920

Emery Grover**

Funding Scenario II (Rosemary CPA Share Cash and Debt Funding)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Appropriations										
Town Hall	\$449,163	\$441,494	\$430,525	\$416,675	\$405,041	\$395,256	\$384,906	\$374,763	\$364,681	\$354,306
Rosemary Complex (\$9M)			\$765,000	\$1,005,750	\$976,500	\$947,250	\$918,000	\$888,750	\$859,500	\$830,250
A) Debt Service	\$449,163	\$441,494	\$1,195,525	\$1,422,425	\$1,381,541	\$1,342,506	\$1,302,906	\$1,263,513	\$1,224,181	\$1,184,556
Rosemary Complex (\$3M Cash \$9M Debt)	\$3,000,000									
Trail - Improvements through SCA										
Central Avenue School Walking Trails	\$210,000									
Echo Bridge Railings	\$250,000									
Fields - Cricket	\$305,000									
Rosemary Lake Sediment Removal	\$2,100,000									
Trail - Reservoir	\$850,000									
Asa Small Field		\$141,000								
Claxton Field		\$207,000								
Rosemary Camp Facility		\$250,000								
Town Common Redesign		\$600,300								
Public Playgrounds			\$600,000							
Other Small Projects^		\$100,000	\$104,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857
Future Potential Projects - No Cost Estimate										
Boat Launch Construction										
Broadmeadow Field Improvements										
Cricket Field and Grounds										
DeFazio Complex Walking Path										
Dwight Field Upgrades										
Emery Grover (multiple funding sources)										
Fields - Master Plan										
Fields - McLeod										
High Rock Field Improvements										
Memorial Park (multiple funding sources)										
Parcel Acquisition ^S										
Perry Park Upgrades										
Public Playgrounds										
Town Reservoir Sediment Removal										
B) Projects	\$6,715,000	\$1,298,300	\$704,000	\$108,160	\$112,486	\$116,986	\$121,665	\$126,532	\$131,593	\$136,857
C) Administration Budget^^	\$82,000	\$84,050	\$86,151	\$88,305	\$90,513	\$92,775	\$95,095	\$97,472	\$99,909	\$102,407

Funding Scenario II (Rosemary CPA Share Cash and Debt Funding)

[illegible]

Funding Scenario II (Rosemary CPA Share Cash and Debt Funding)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Estimated Funding Resources Available Prior to Appropriations										
CPA Revenue	\$2,440,994	\$2,535,510	\$2,634,395	\$2,737,136	\$2,843,885	\$2,954,796	\$3,070,033	\$3,189,764	\$3,314,165	\$3,443,418
Community Housing Reserve**	\$1,470,573	\$1,739,573	\$2,018,479	\$2,308,263	\$2,609,348	\$2,922,175	\$3,247,202	\$3,584,906	\$3,935,780	\$4,300,338
Historic Resources Reserve**	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820	\$15,820
Open Space Reserve**	\$835,954	\$1,104,954	\$1,383,860	\$1,673,644	\$1,974,729	\$2,287,556	\$2,612,583	\$2,950,287	\$3,301,161	\$3,665,719
General Reserve	\$1,537,037	\$341,831	\$153,854	\$69,152	\$624,236	\$746,176	\$869,460	\$996,625	\$1,127,031	\$1,260,959
CPA Free Cash	\$4,150,727	\$2,764	\$344,595	\$498,449	\$459,441	\$971,191	\$1,600,381	\$2,348,176	\$3,218,269	\$4,213,707
TOTAL	\$10,451,105	\$5,740,452	\$6,551,003	\$7,302,463	\$8,527,458	\$9,897,714	\$11,415,480	\$13,085,579	\$14,912,227	\$16,899,961
Appropriations										
Current year Free Cash rolling to the following year	\$727	\$2,764	\$344,595	\$390,289	\$346,955	\$854,205	\$1,478,716	\$2,221,644	\$3,086,676	\$4,077,120
General Reserve rolling to the following year Free Cash	\$2,037	\$341,831	\$153,854	\$69,152	\$624,236	\$746,176	\$869,460	\$996,625	\$1,127,031	\$1,260,959
Estimated Free Cash base for the following year	\$2,764	\$344,595	\$498,449	\$459,441	\$971,191	\$1,600,381	\$2,348,176	\$3,218,269	\$4,213,707	\$5,338,079

^Other small project requests assumption of \$100K for FY19 increasing annually at 4%.

^^ CPC administrative budget increase is assumed at 2.5% annually.

^^^Annual contribution FY18 forward; assumed at 11% of the revenue estimate or the difference between the 11% and the appropriations which satisfies the annual obligation.

^5 No parcel acquisition has been identified.

* Surcharge revenue growth rate assumption for FY19 forward is 3.9% annually.

** Available balance as of 01/31/17; the balances going forward are calculated based on the assumed appropriations to and from the reserves.

***An appropriation vote which uses CPA Free Cash must occur before June 30 of the prior fiscal year. For example, a FY18 appropriation vote must occur prior to June 30, 2017.

Projects assumed funded by CPA free cash in blue and shaded

CPA Debt Service Scenario II						
Estimated Maximum Annual Debt Service Allowance/Obligations						
Fiscal Year	Surcharge Revenue Estimate	Max Debt Service (70% of Surcharge)	Town Hall Actual	Rosemary Assumption \$9M	Total	Available for Add'l DS
2017	\$2,153,000	\$1,507,100	\$456,313		\$456,313	\$1,050,788
2018	\$2,230,000	\$1,561,000	\$449,163		\$449,163	\$1,111,838
2019	\$2,316,970	\$1,621,879	\$441,494		\$441,494	\$1,180,385
2020	\$2,407,332	\$1,685,132	\$430,525	\$765,000	\$1,195,525	\$489,607
2021	\$2,501,218	\$1,750,852	\$416,675	\$1,005,750	\$1,422,425	\$328,427
2022	\$2,598,765	\$1,819,136	\$405,041	\$976,500	\$1,381,541	\$437,595
2023	\$2,700,117	\$1,890,082	\$395,256	\$947,250	\$1,342,506	\$547,576
2024	\$2,805,422	\$1,963,795	\$384,906	\$918,000	\$1,302,906	\$888,000
2025	\$2,914,833	\$2,040,383	\$374,763	\$888,750	\$1,263,513	\$862,100
2026	\$3,028,512	\$2,119,958	\$364,681	\$859,500	\$1,224,181	\$836,200
2027	\$3,146,624	\$2,202,636	\$354,306	\$830,250	\$1,184,556	\$810,300
2028	\$3,269,342	\$2,288,539	\$259,997	\$801,000	\$1,060,997	\$784,400
2029	\$3,396,846	\$2,377,792	\$241,638	\$771,750	\$1,013,388	\$758,500
2030	\$3,529,323	\$2,470,526	\$51,813	\$742,500	\$794,313	\$732,600
2031	\$3,666,967	\$2,566,877	\$50,625	\$713,250	\$763,875	\$706,700
2032	\$3,809,979	\$2,666,985		\$684,000	\$684,000	\$680,800
2033	\$3,958,568	\$2,770,997		\$654,750	\$654,750	\$654,900
2034	\$4,112,952	\$2,879,066		\$625,500	\$625,500	\$629,000
2035	\$4,273,357	\$2,991,350		\$596,250	\$596,250	\$603,100
2036	\$4,440,018	\$3,108,013		\$567,000	\$567,000	\$577,200
2037	\$4,613,179	\$3,229,225		\$537,750	\$537,750	\$551,300
2038	\$4,793,093	\$3,355,165		\$508,500	\$508,500	\$525,400
2039	\$4,980,023	\$3,486,016		\$479,250	\$479,250	\$499,500
2040	\$5,174,244	\$3,621,971			\$0	\$473,600
2041	\$5,376,040	\$3,763,228			\$0	\$447,700
2042	\$5,585,705	\$3,909,994			\$0	\$421,800
2043	\$5,803,548	\$4,062,483			\$0	\$395,900
2044	\$6,029,886	\$4,220,920			\$0	\$4,220,920