



Hamilton Community Preservation Committee

Annual Public Meeting 2019

July 1 , 2019

Jay Butler, Chair, CPC

Hamilton CPC 2019 Annual Meeting

- **Hamilton CPC Committee**
 - Coordinator – Dorr Fox
 - Meeting Minutes – Mary Alice Cookson
 - Jay Butler – Chair
 - Robert Preston – Vice-Chair
 - Ed Howard
 - Neil Duggan
 - Katherine Mittelbusher
 - Chris Currier – Conservation Commission Rep.
 - Janel Curry – Planning Board Rep.
 - Sherry Leonard – Housing Authority Rep.
 - Shawn Farrell – Selectmen Rep.
 - Recently Leaving the Committee: Mimi Fanning and Allison Jenkins

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MA Community Preservation Act (CPA) Statistics

- 175 of 351 communities participate
- November 2018 - state match = 19%
- February 2019 - projected state match in Nov. 2019 = 11.57%
- May 2019 - MA House of Representatives and the Senate approved a bill to increase CPA funding by \$36M, by implementing a \$30 increase in most recording fees at the Registry of Deeds – state match in November 2020 may be in the 30% - 40% range
- May 2019 – Senator Bruce Tarr is sponsoring a bill to transfer surplus MA budget funds to the CPC Trust Fund to increase the November 2019 state match

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November 2019 CPA Trust Fund Distributions

Hamilton

- 2% surcharge revenue = \$414,302
- 19% state match = \$78,798
- **Total CPA revenue = \$493,200**

Wenham

- 3% surcharge revenue = \$358,884
- 19% state match = \$68,241
- Round 2 (Equity Round, fixed \$) distribution = \$49,517
- Round 3 (Surplus Round, fixed \$) distribution = \$30,133
- **Total CPA revenue = \$506,775**

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MA Dept. of Revenue (DOR) Equalized Property Evaluation (EPV) Used for Determination of CPA Trust Fund Distributions in Rounds Two and Three

- Round one distribution (Equity Round) of state match, CPA Trust Fund Distributions are 80% of available funds.
- DOR analysis of population and property taxes per capita resulted in the development of an EPV for each community.
- All 351 MA communities are divided into 10 deciles based on their EPV or degree of affluence.
- Communities with the lowest EPV are placed in the top deciles and receive more money in rounds two and three than the more affluent communities with higher EPV's that receive less. Hamilton is in the seventh decile and Wenham is in the fourth decile.

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MA Dept. of Revenue Equalized Property Valuation (EPV) Seventh Decile Communities

Attleboro, Bellingham, Boxford, Carlisle, Dracut, Erving, Everett, Grafton, Great Barrington, **Hamilton**, Haverhill, Hudson, Lenox, Middleton, Malden, Marion, Mattapoisett, Medway, Methuen, Middleton, Milford, Newbury, Northampton, Pembroke, Provincetown, Raynham, Rehoboth, Salisbury, Seekonk, Sherborn, Stockbridge, Topsfield, Truro, Wellfleet, West Tisbury

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What if Hamilton Had a 3% surcharge?

Surcharge benefit to Hamilton: FY 2019 Revenues

- Estimated 3% surcharge revenue = \$621,601
- State match of 19% = \$118,105
- Round 2 distribution = \$36,102
- Round 3 distribution = \$21,915
- Total CPA revenue = \$797,635

(\$304,435 increase over 2% surcharge)

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CPC Surcharge Calculations

Property Valuation	Annual Property Tax at \$16.48 per thousand	Annual 2% Surcharge	Proposed Annual 3% Surcharge	Annual Increase in Surcharge from 2% to 3%
\$300k	\$4944	\$66	\$99	\$33
\$400k	\$6592	\$99	\$149	\$50
\$500k	\$8240	\$132	\$198	\$66
\$600k	\$9888	\$165	\$248	\$83
\$700k	\$11,536	\$198	\$297	\$99
\$800k	\$13,184	\$231	\$347	\$106
\$900k	\$14,832	\$264	\$396	\$132
\$1M	\$16,480	\$297	\$446	\$149
\$1.5M	\$24,720	\$330	\$495	\$165

CPC Surcharge = (Property Assessed Value - \$100,000) x tax rate x 2%

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Exemptions to CPC Surcharge

Property Owned Low Income Non-Senior

- 2019 Income Limits:
- 1-Person Household: \$60,370
- 2-Person Household: \$69,000
- 3-Person Household: \$77,620
- 4-Person Household: \$86,240

Property Owned by Senior (60+)

- 2019 Income Limits:
- 1-Person Household: \$75,500
- 2-Person Household: \$86,300
- 3-Person Household: \$97,100
- 4-Person Household: \$107,800

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North Shore Communities Tax Rates and CPC Status

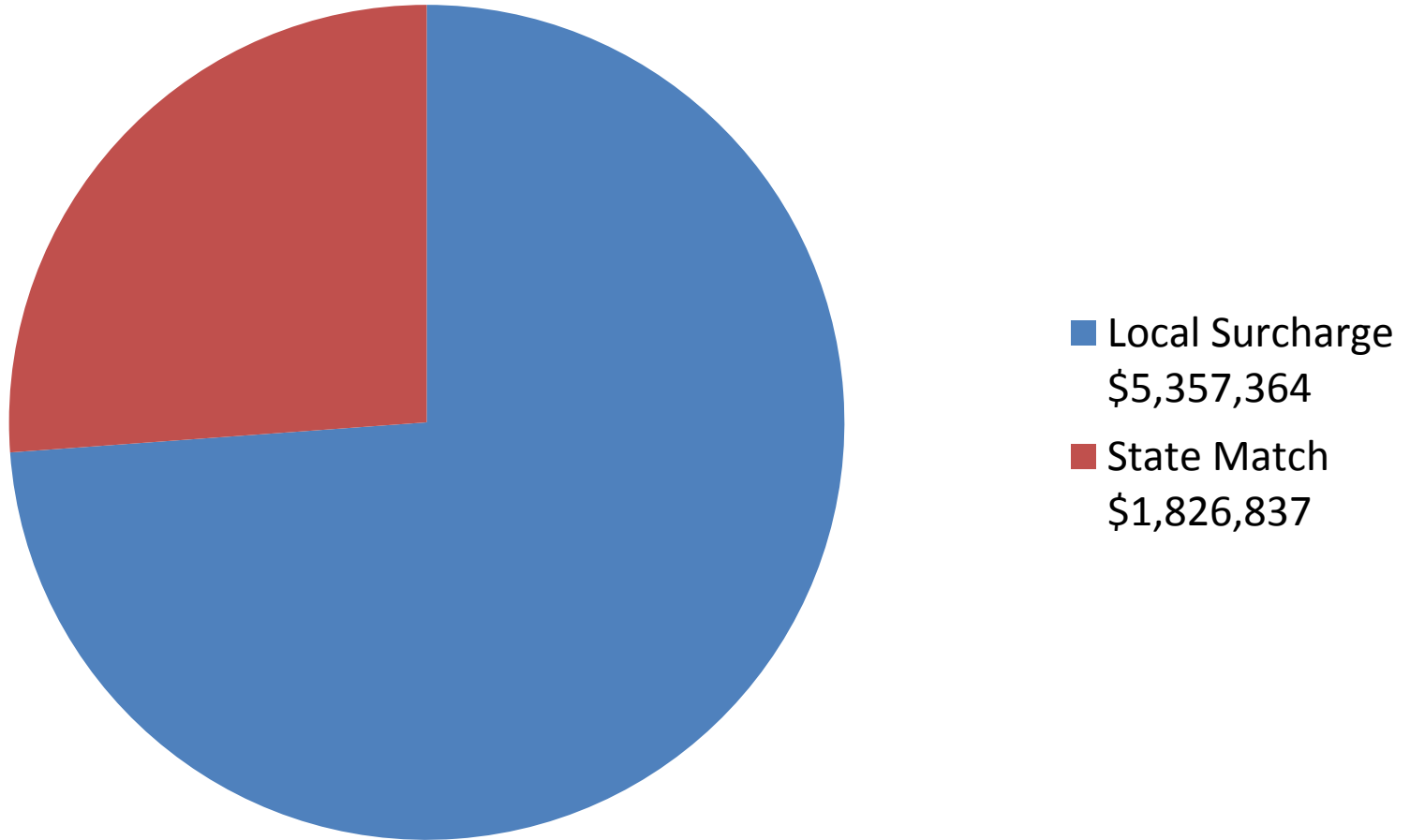
Other Communities	CPC Surcharge	Tax Rate (\$)	State Tax Rate Rank
Chilmark	3%	2.88	1
Hamilton	2%	16.48	208
Longmeadow	1%	24.09	351

Other North Shore Communities and the CPC

Community	CPC Surcharge	Tax Rate (\$)
Amesbury	NO	18.37
Andover	NO	15.27
Beverly	1%	13.21
Boxford	3%	16.28
Danvers	NO	13.28
Essex	1.5%	15.37
Georgetown	3%	15.78
Gloucester	1%	12.69
Hamilton	2%	16.48
Ipswich	NO	14.09
Lynnfield	NO	13.91
Lynn	NO	14.30
Manchester	1.5%	11.23
Marblehead	NO	10.74
Middleton	1%	13.69
Newbury	NO	10.81
Newburyport	2%	13.08
North Andover	3%	13.41
Peabody	1%	11.01
Rockport	3%	9.86
Rowley	3%	14.68
Salem	1%	15.10
Saugus	NO	12.18
Swampscott	NO	15.20
Topsfield	NO	17.00
Wakefield	NO	12.83
Wenham	3%	18.02
West Newbury	3%	14.57

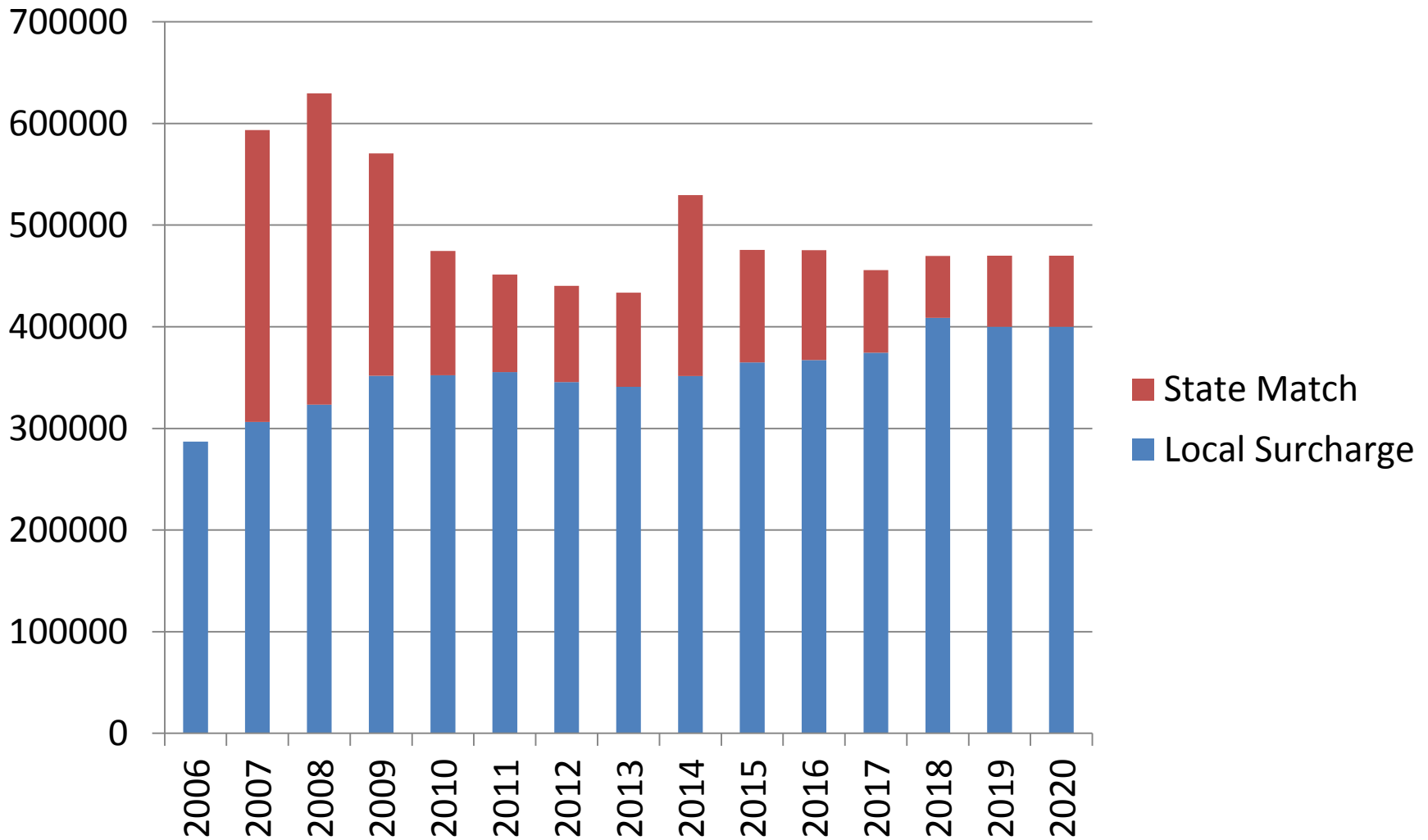
CPA Revenues Since 2006

Includes Estimated Fiscal Year 2020 Revenues

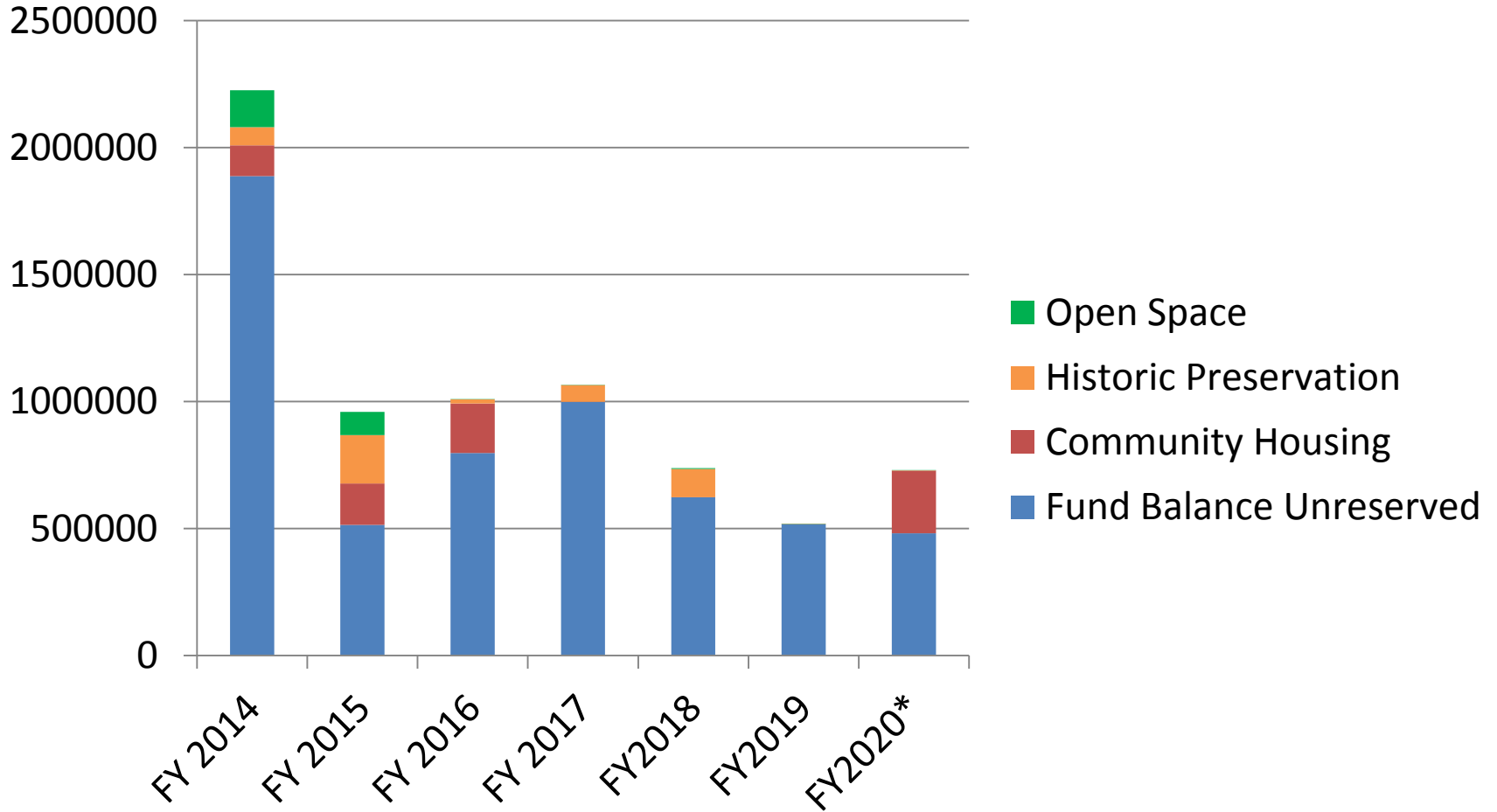


Total \$7,254,201

CPA Revenues Since 2006



Fund Balances and Reserves



FY 2014 Funds = \$2,225,735

FY 2015 Funds = \$959,527

FY 2016 Funds = \$1,059,096

FY 2017 Funds = \$1,065,326

FY 2018 Funds = \$738,214

FY 2019 Funds = \$516,871

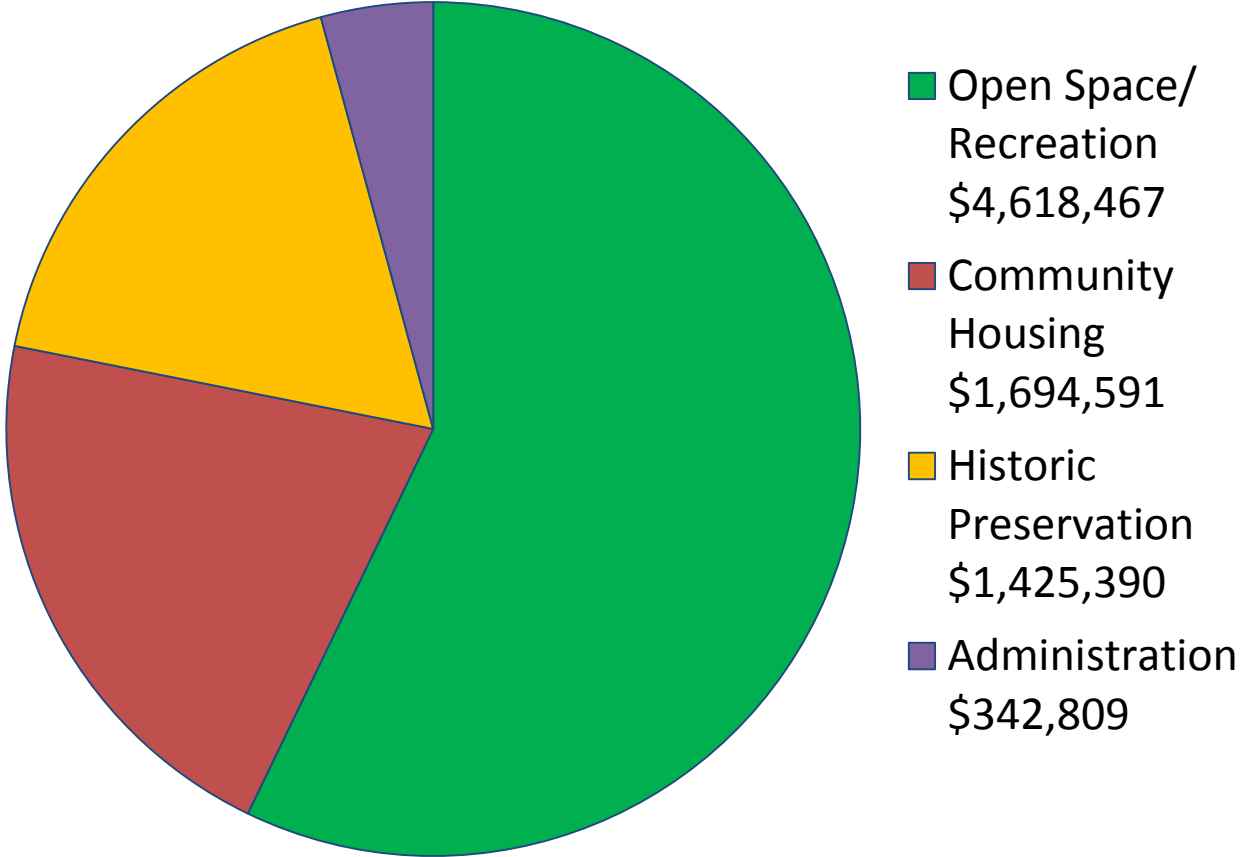
FY 2020 Funds = \$729,000

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Bonding of Larger Projects

- Current bond repayment for Sagamore Hill in FY 2019 = \$112.3K, decreasing until retirement in 2032
- **Repayment amount available for new bonds = \$302,002**
- Estimated initial annual repayment for \$2M, 5%, 30 year municipal bond = \$167K
- Estimated initial annual repayment for \$3M, 5%, 30 year municipal bond = \$250K

Total CPA Funds Appropriated From 2006 through Town Meeting 4/6/2019



Total \$8,081,257

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Past Grants by Location

Ranking	Location of Grant	Total Grant Dollars
1	Sagamore Hill (John F. Donovan Recreation Area)	\$1,750,000
2	Patton Park Memorial Pool	\$1,532,100
3	Donovan Field (Donovan Park)	\$733,000
4	Hamilton Housing Authority	\$480,815
5	Patton Homestead	\$379,000
6	Hamilton Town Hall	\$369,900
7	The Community House	\$255,550
8	American Legion A.P. Gardner Post 194	\$204,300
9	Fire House Place	\$180,000
10	Hamilton COA Building	\$141,625
11	Chebacco Road Landfill	\$113,000
12	Habitat for Humanity Asbury Street Houses	\$65,000
13	Hamilton Wenham High School Athletic Fields Study	\$47,647
14	Patton Homestead Riverwalk	\$35,000
15	Woodbury Street Stream Crossing	\$32,000
16	School Street Well	\$27,000
17	Asbury Grove Tabernacle	\$26,000
18	Chebacco Woods White Dot Trail	\$25,000
19	Patton Park Playground	\$25,000
20	Patton Park Lights	\$25,000
21	Winthrop School Playground	\$25,000
22	Pingree Park Playground	\$25,000
23	Baker School Playground	\$25,000
24	Pleasant Pond Parking Lot	\$23,300
25	Patton Park Weaver Pond	\$19,500
26	Patton Park Baseball Diamond	\$19,000
27	Patton Park Cannons	\$15,500
28	Hamilton Town Cemetery	\$13,444
29	First Congregational Church Bell	\$11,000
30	Patton Park Basketball Court	\$10,000
31	Chief Masconomet Statue	\$2,500

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Past Grants by Organization

Hamilton Community Preservation Committee Total Grant Awards by Organization			
J. Butler 5/11/19			
Ranking by Dollars	Organizations	Total Grant Dollars	No. of Grants
1	Hamilton Wenham Joint Recreation Department	\$2,375,100	9
2	Essex County Greenbelt Association	\$1,750,000	1
3	Hamilton Affordable Housing Trust	\$1,160,000	8
4	Hamilton Department of Public Works	\$546,344	15
5	Hamilton Housing Authority	\$480,816	6
6	Patton Homestead	\$379,000	5
7	The Community House	\$255,550	5
8	American Legion A.P. Gardner Post 194	\$204,300	3
9	Hamilton Council on Aging	\$141,625	7
10	Hamilton Wenham School Department	\$97,647	3
11	Hamilton Historical Society	\$62,071	6
12	Hamilton Conservation Commission	\$36,200	6
13	Hamilton Planning Board	\$30,000	1
14	Asbury Grove Camp Meeting Association	\$26,000	1
15	Essex County Trails Association	\$25,000	1
16	Chebacco Woods Land Management Committee	\$25,000	1
17	Pleasant Pond Association	\$23,200	1
18	First Congregational Church	\$11,000	1
19	Boy Scout Troop 35	\$3,500	1
	Total	\$7,632,353	81

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Past Grants by Organizations

Community Preservation Grant Awards for Organizations with Details on Multiple Grants			
J. Butler 5/13/19			
Hamilton Wenham Joint Recreation Department			
	Patton Park Baseball Field		\$4,000
			\$15,000
		Subtotal	\$19,000
	Patton Park Lights		\$25,000
	Donovan Park		\$733,000
	Patton Park Pool	Pool Studies	\$150,000
		Final Planning	\$54,100
		Construction	\$1,328,000
		Subtotal	\$2,309,100
	Pingree Park Playground		\$25,000
	Patton Park Basketball Courts Hoops		\$10,000
		Total	\$2,363,100
Hamilton Affordable Housing Trust			
	Old Library Reuse Study		\$10,000
	Part-Time Employee		\$35,000
	Fire House Place Apartments		\$180,000
	Initial Account Funding		\$125,000
	Account Buildup		\$250,000
	Account Buildup		\$400,000
	Account Buildup		\$100,000
	Habitat for Humanity Houses		\$60,000
		Total	\$1,160,000
Patton Homestead			
	Design and Engineering Study		\$75,000
	Legal and Closing Costs		\$24,000
	Riverwalk		\$35,000
	Roof and Dormers		\$45,000
	Renovations		\$200,000
		Total	\$379,000
Hamilton Conservation Commission			
	MA Conservation Mapping Laptop		\$1,200
	Weaver Pond Restoration		\$2,500
	Invasive Species Removal		\$6,000
	Invasive Species Removal		\$2,000
	Invasive Species Removal		\$7,500
	Weaver Pond Restoration		\$17,000
		Total	\$36,200

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Past Grants by Organizations

Community Preservation Grant Awards for Organizations with Details on Multiple Grants			
J. Butler 5/13/19			
Organization			Grants
Dept. of Public Works			
School Street Well			\$27,000
Town Hall	Boiler		\$65,000
	Energy Audit		\$9,900
	Heating System		\$40,000
	Rear Steps		\$3,000
		Subtotal	\$144,900
Town Hall Renovation Project	OPM/Design Services		\$75,000
	OPM/Design Services		\$150,000
		Subtotal	\$225,000
Hamilton Cemetery	Headstone Repairs		\$6,000
	Fence and Landscape		\$7,444
		Subtotal	\$13,444
Chief Masconomet Statue Plaque			\$2,500
Woodbury Street Stream Crossing			\$32,000
Chebacco Road Landfill			\$113,000
Patton Park Cannons	Wheels		\$10,000
	Cannon		\$5,500
		Subtotal	\$15,500
		Total	\$401,444
Hamilton Housing Authority			
Appartments - Kitchenettes			\$120,000
			\$10,000
			\$120,000
		Subtotal	\$250,000
31 Union Street			\$13,000
Lamsom Hall			\$55,300
Brooks House			\$162,516
		Total	\$480,816
Hamilton Wenham School Department			
Regional High School Fields Study			\$47,647
Winthrop School Playground			\$25,000
Buker School Playground			\$25,000
		Total	\$97,647

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Past Grants by Organizations

Community Preservation Grant Awards for Organizations with Details on Multiple Grants			
J. Butler 5/13/19			
Hamilton Council on Aging			
	Replacement of Floor		\$9,000
	Restoration of Windows		\$7,500
	Preservation of Old Library		\$26,950
	Ceiling and Railing Repair		\$7,500
	Kitchen Renovation		\$57,000
	Bathroom Renovation		\$30,150
	Senior Center Sign		\$3,525
		Total	\$141,625
Hamilton Historical Society			
	Conservation of Historic Documents		\$16,346
	Restoration of Essex County Map		\$10,925
	Preservation of the Society Collection		\$9,820
	Preservation of Town Records		\$5,500
	Preservation of Society Collection		\$9,500
	Preservation of Society Collection		\$9,980
		Total	\$62,071
American Legion			
	Heating System Upgrade		\$42,200
	Patton Hall Restoration		\$97,100
	Basement Windows and Electrical Upgrade		\$65,000
		Total	\$204,300
The Community House			
	Portico Repair		\$8,200
	Portico Project		\$60,000
	Building Renovation		\$53,800
	Building Renovation		\$33,550
	Building Renovation		\$100,000
		Total	\$255,550

Anticipated Projects - Category A: Eligible Project, Detailed Cost Estimate, Strong Support

Historic Preservation	Town of Hamilton	Town Hall OPM and Design Project	TBD	2020
Historic Preservation	Town of Hamilton	Renovation of Town Hall	\$2,000,000	2021

Anticipated Projects - Category B: Some Question on Eligibility, cost guesstimate, project needs more definition

Open Space / Recreation	Recreation Board	Turf Field at High School	\$200,000	2019
Open Space / Recreation	Recreation Board	Small Playground at Fairhaven Field	\$12,500	2021
Open Space / Recreation	Recreation Board	Grading and Drainage Improvements to Donovan Field	\$100,000	2021

Anticipated Projects - Category B: Some Question on Eligibility, cost guesstimate, project needs more definition

Open Space / Recreation	Recreation Board	Tennis Court Improvement	\$25,000	2022
Community Housing	Affordable Housing Trust	Construction of New Community Housing	\$250,000	2019
Historic Preservation	American Legion	Roof, Gutter and Downspouts	\$42,000	2019

Anticipated Projects – Category C: No Project Definition, Costs Unclear, Project Support in Question

Open Space/ Recreation	Planning Board	Feasibility Study for Chebacco Lake Beach Improvement	\$20,000	2020
Open Space/ Recreation	Planning Board	Feasibility Study for Sledding Slope on Donovan Hill	\$5,000	2020
Community Housing	Hamilton Housing Authority	Railroad Ave. Apartments Windows	\$47,000	2019
Open Space/ Recreation	Hamilton Horseshoe Club	Restore Patton Park Horseshoe Pit	\$50,000	2020

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Potential Grant Requests Anticipated for October 2019 Town Meeting

- Town Hall Building Committee
- Affordable Housing Trust

- These grant requests could exceed current CPC reserves
- The recently formed Capital Committee needs to look at a potential CPC surcharge increase to 3%

Hamilton CPC 2019 Annual Meeting

Important Dates for CPC Grant Applications

- **Wednesday, July 3rd, 2019** Deadline to submit Eligibility Application for consideration for Special Town Meeting
- **Thursday, July 11th, 2019** CPC Meeting to review Eligibility Applications
- **Thursday, August 1st, 2019** Deadline to submit Funding Application for consideration for Special Town Meeting
- **Thursday, August 8th, 2019** CPC Meeting to review Funding Applications
- **Thursday, September 12th, 2019** CPC Meeting to prepare for STM
- **Thursday, October 10th, 2019** CPC Meeting to prepare for STM
- **Saturday, October 19th, 2019** Special Town Meeting (tentative)

Hamilton CPC 2019 Annual Meeting

Important Dates for CPC Grant Applications

- **Thursday, November 14th, 2019** CPC Meeting
- **Thursday, December 5th, 2019** Deadline to submit Eligibility Application for consideration for Annual Town Meeting
- **Thursday, December 12th, 2019** CPC Meeting to review Eligibility Applications
- **Friday, January 3rd, 2020** Deadline to submit Funding Application for consideration for Annual Town Meeting
- **Thursday, January 9th, 2020** CPC Meeting to review Funding Applications
- **Thursday, February 13th, 2020** CPC Meeting to prepare for Town Meeting
- **Thursday, March 12th, 2020** CPC Meeting to prepare for Town Meeting
- **TBD** Annual Town Meeting

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Can we have your ideas for CPC grant requests?

Thank You for Listening!

Jay Butler, Chair CPC

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