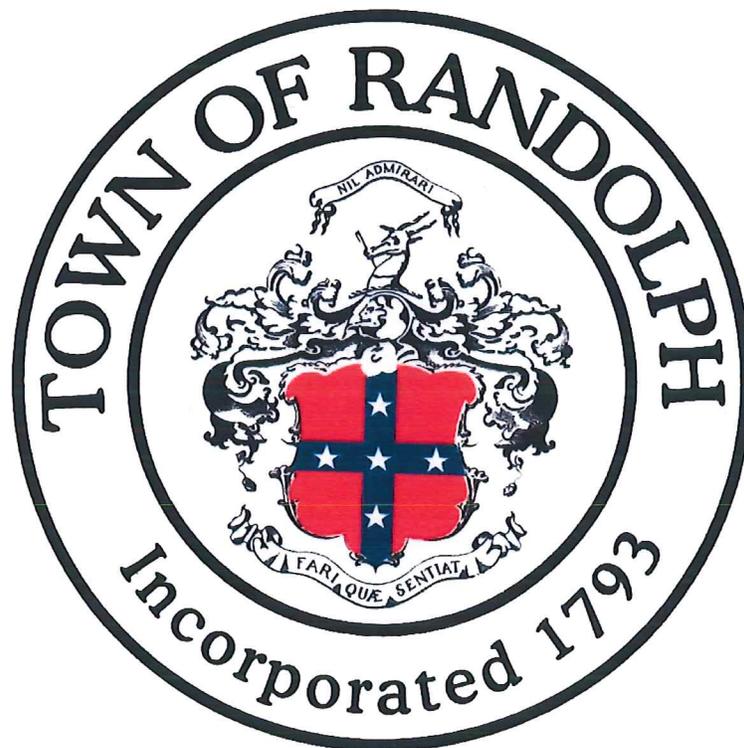


Town of Randolph

Report to the Town Council

FY 2021 Randolph Community Preservation Committee

September 14, 2020



Town of Randolph
FY 2021 CPC Report to the Town Council

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I. Overview of CPA

The Community Preservation Act (hereafter referred to as “CPA”), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low income applications are available in the Assessor’s Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides significant State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and

improving a community's infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

II. Summary of CPA in Randolph

Randolph's fiscal year 2021 CPA revenue of approximately \$922,000 is expected to be matched by the State in November 2020 at 17.7%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as "CPC") bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee (as of May 1, 2020)

Housing Authority Member.....	Ronald Lum, Chairman
Recreation Committee Member.....	Vacant
Town Council Member.....	Ryan Egan
Community Member-Business.....	Bruce Fleischmann
Community Member- Resident.....	Gerald Good, Sr.
Community Member- Resident.....	Marcell Robateau
Conservation Commission Member.....	Vacant
Historical Commission Member.....	Mary West
Planning Board Member.....	Alexandra Alexopoulos

III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee has met to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document. Furthermore, for several of the projects, the CPC solicited additional information, such as outside reports and evaluations of the proposed projects.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Accepted by the Committee

Table 1 Applications Accepted

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Stetson Fund Trustees	Stetson Hall Entrance Project	\$41,000	Historic
Hebrew Senior Life	Simon Fireman House Expansion	\$125,000	Housing
Town Manager & CPC Chairman	Randolph Resiliency Fund- Rental Assistance Only	\$125,000	Housing
Town Planner	DJ Simmonds Playground	\$20,000	Open Space & Recreation
Town Manager & CPC Chairman	Young School Tennis Court	\$140,000	Open Space & Recreation
Town Manager & CPC Chairman	Town Hall Rehabilitation	\$187,000	Historic

Table 2 2021 CPA Expenditures Approved by Category/Type

Historic	
Stetson Hall Entrance Project	\$41,000
Town Hall Rehabilitation	\$187,000
Open Space & Recreation	
DJ Simmonds Playground	\$20,000
Young School Tennis Courts	\$140,000
Housing	
Simon Fireman House Expansion	\$125,000
Randolph Resiliency Fund-Rental Assistance	\$125,000
Administrative	
FY2021 Administrative Costs	\$53,031
Payments	
Bond Payment	\$460,316

A. Stetson Hall Entrance Project *(\$41,000- Historic)*

The east entrance at Stetson Hall is deteriorating and in need of new decking, walkway, steps and benches along with trim, framing and lattice. The Trustees will hire someone to remove and replace these areas with composite board decking and pressure treated lumber. The Historical Commission has approved the materials and colors.

Committee's Comments:

Whereas Stetson Hall and in particular the porch has previously received CPA funding, and this replacement is approved by the Historic Commission and will help maintain the integrity of the structure and minimize the maintenance therefore saving money, the CPC feels this project meets the guidelines of the CPA and supports this project.

B. Simon Fireman House Expansion *(\$125,000- Housing)*

The Hebrew Senior Life Organization would like to expand their Simon Fireman Community here in Randolph. This project provides for a 45-unit wing addition that will provide long-term, deed-restricted, service enriched, affordable housing to income eligible senior residents; many from Randolph. This funding is only a portion of the funds needed to build the unit. A deed restriction will be put into place.

Committee's Comments:

Whereas this funding is only a portion of the project (total cost is \$18,885,703) with the majority of funding coming from grants and loans from the federal and state government and this project will help the Town's affordable housing numbers with the state, while providing more housing for an increasing senior population, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

C. Randolph Resiliency Fund- Rental Assistance Only *(\$125,000- Housing)*

With the current climate and effects from the COVID-19 Global Pandemic hitting the residents of Randolph particularly hard, the Town partnered with the United Way, South Shore Stars, and NeighborWorks Housing Solutions to create the Randolph Resiliency Fund. This fund has been very helpful in assisting residents with their rent, mortgages, utility payments and even food. Unfortunately, the number of those affected by the pandemic continues to grow and the need of assistance is in great demand. Due to constraints by the Community Preservation Act, any funding given to the Resiliency Fund by the CPC must be earmarked for rental assistance.

Committee's Comments:

Whereas these are tough economic times for many residents in Randolph, and as seen with other communities in Massachusetts, CPA Housing funds can be used to assist those that meet strict criteria with their rent, helping them remain in their home within Randolph, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

D. DJ Simmonds Playground *(\$20,000- Open Space & Rec.)*

DJ Simmonds grew up in Randolph, graduated from Randolph High School and became a police officer. After the 2014 Boston Marathon Bombing, Sergeant Simmonds was injured during the shootout in Watertown while pursuing the individuals responsible for the bombing and later passed away. Where Angels Play Foundation, whose mission is to spread honor and facilitate healing, would like to create such a space in Randolph. The group was founded through the New

Jersey State Firefighter's Mutual Benevolent Association and has built playgrounds across the US in communities devastated by natural disasters like Hurricane Sandy and to honor fallen angels such as the children and teachers in Sandy Hook and now they would like to honor DJ Simmonds in Randolph. The foundation operates on charitable donations and the installation is completed by volunteers under the supervision of a certified playground installer. This funding will go to the preparation of the space in Belcher Park to make the installation possible. Some of the work to be funded includes: trees needing to be removed, excavation and grading, and partial re-routing of irrigation.

Committee's Comments:

Whereas DJ Simmonds made the ultimate sacrifice in giving his life and a playground at Belcher Park, which is a location utilized by the Summer Camps organized by the Town, is a fitting place to honor him and the Town already owns the land and most of the work will be completed by Where Angels Play Foundation, the funding provided by the CPA would be only for the preparation work to be completed mostly by the DPW, this is another great opportunity to provide recreation space for the youth of the community, therefore the CPC feels this project meets the guidelines of the CPA and supports this project for funding and we thank the Simmons and Grant families for honoring DJ in his hometown with this wonderful playground.

E. Young School Tennis Court *(\$140,000-Open Space & Rec.)*

Since the resurfacing of the Young School Tennis Courts back in 2015, the courts have grown even more popular than they were before. Due to regular usage, wear and tear and the weather, the courts need to be completely removed and redone. The current asphalt will be removed and a new court installed and lined and striped for 3 courts. The fencing will also need to be repaired where it can be or replaced. The DPW will be involved with this project to help when they can.

Committee's Comments:

Whereas one of the CPA's missions is to maintain recreational opportunities for the residents, and these courts are heavily utilized and in need of replacement, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

F. Town Hall Rehabilitation *(\$187,000- Housing)*

The Town Hall building was built back in 1906 and has served Randolph in various capacities. The building was renovated in 1993 prior to it becoming Town Hall. The building is desperately in need of repairs. Trim around the windows and doors will be repaired when possible, with new windows and steel doors being installed. There is also concrete work needed to the facade of the building. The front deck had been repaired and painted previously and it is now in need of replacement. Composite decking will be used to help with maintenance. The clock and related parts including lighting needs complete replacement to restore the clock to proper working order again.

Committee's Comments:

Whereas one goal of the CPA is historic preservation and the CPC would like to specifically preserve historic buildings in Town and the Town Hall is the second most historic iconic public structure in Randolph, and this work is the necessary first step to ensure the Town Hall building can be standing for another 100+ years, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

J. Bond Payment

(\$460,316)

The Finance Director has determined a bond payment of \$460,316 this year. The current debt of \$1,719,731 for the land purchase of Powers Farm, the Rent Property, the Daly Property and the construction of Powers Farm and the Grove Street Trail Phases One and Two is scheduled for a 10-year payoff with the Land Acquisitions of Powers Farm, the Rent Property and the Daly Property being paid off this August. After the payment is made the remaining debt will be \$1,259,415.

Committee's Comments:

Whereas the Committee must pay the obligated amount on any CPC related bonding, the committee recommends this year's bond payment of \$460,316.

V. Randolph CPC Financial Overview

See attached FY2021 recommendation spreadsheet.

VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, the Finance Director, Treasurer/Collector's Office, Town Clerk/Registrar's Office, Town Planner, Town Counsel and Town Manager.

VII. Forward looking statement

The Community Preservation Committee encourages any interested party to contact the Committee to inquire as to whether or not a particular project is eligible for CPA funding.

Long-range funding is being evaluated for eventual purchase of additional open space parcels and the Committee's forms and applications are being redeveloped, rules and regulations updated and a public presence via the Town website established.

FY 2021 Community Preservation Committee Recommendations

	Received	2021 Appropriations	Balance
001 CPA General Fund Account			
FY21 local receipts	\$922,285		
State Match	\$138,343		
Bond Payment FY'21	-\$460,316		
To Community Housing Account		\$106,063	
To Open Space/Rec. Account		\$106,063	
To Historic Preservation Account		\$106,063	
To Budgeted Reserve Account		\$229,092	
To Administrative Account		\$53,031	
Total Reciepts for FY 2021	\$600,312		
002 Community Housing Account			
FY20 Balance	\$181,087		
Community Housing account 10% from CPA General Fund	\$106,063		
Total Account Balance	\$287,150		
To: Hebrew Senior Life-Simon Fireman House Expansion		-\$125,000	
To: Randolph Resiliency Fund-Rental Assistance Only		-\$125,000	
Balance after 2021 appropriations			\$37,150
003 Open Space and Recreation Account			
FY20 Balance	\$67,009		
Open Space & Recreation account 10% from CPA General Fund	\$106,063		
Total Account Balance	\$173,072		
To: Town Planner- DJ Simmonds Playground		-\$20,000	
To: Town Manager- Young School Tennis Court		-\$140,000	
Balance after 2021 appropriations			\$13,072
004 Historic Preservation Account			
FY20 Balance	\$419,244		
Historic Preservation account 10% CPA General Fund	\$106,063		
Total Account Balance	\$525,307		
To: Stetson Fund Trustees- Stetson Hall Entrance Project		-\$41,000	
To: Town Manager- Town Hall Rehabilitation		-\$187,000	
Balance after 2021 appropriations			\$297,307
005 Administrative Account			
CPA Administrative account from CPA General Fund	\$53,031		
To CPA committee for expenses		-\$53,031	
Balance after 2021 appropriations			0**
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from CPA General Fund	\$229,092		
Total Account Balance	\$229,092		
Balance after 2021 appropriations			\$229,092
Total CPA All Accounts Balance			\$576,621
Outstanding Debt- \$1,259,415			

**The Administration Acct. remaining balance gets turned back into the Budgeted Reserve at the end of the Fiscal Year.