



**Town of Barnstable**  
**COMMUNITY PRESERVATION COMMITTEE**



[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)  
 Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto:CommunityPreservationCommittee@town.barnstable.ma.us)

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large  
 Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission  
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grassetti – Town Council Liaison

**Monday, July 18, 2022**  
**Regular CPC Meeting DRAFT Minutes**  
**367 Main Street, Hyannis, MA – James H. Crocker Jr. Hearing Room – 2<sup>nd</sup> Floor**  
**5:30 PM**

<b>Lindsey Counsell – Chair</b>	<b>Present</b>
<b>Marilyn Fifield – Clerk</b>	<b>Absent</b>
<b>Terry Duenas</b>	<b>Present</b>
<b>Tom Lee-Vice Chair</b>	<b>Present</b>
<b>Katherine Garofoli</b>	<b>Present</b>
<b>James Tenaglia</b>	<b>Present</b>
<b>Deborah Converse</b>	<b>Absent</b>
<b>Stephen Robichaud</b>	<b>Absent</b>
<b>Farley Lewis</b>	<b>Present</b>
<b>Jessica Rapp Grassetti – TC Liaison</b>	<b>Absent</b>

**Call to Order**

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known.” No one present was recording the meeting.

**Minutes**

The motion of James Tenaglia was seconded by Katherine Garofoli to approve the May 16, 2022, Regular Community Preservation Committee meeting minutes as submitted. Motion passed unanimously with 6 yes – 0 no.

**Letters of Intent**

None received.

**Applications**

Application from the Department of Public Works requesting \$880,500 in Community Preservation Historic Preservation funds for Phase I restoration work to the Zion Union Historic Museum, including siding, roofing, windows, doors, and ADA access. This funding request represents a portion of the total project cost of \$1,105,373, with \$224,873 under consideration.

Department of Public Works Senior Town Architect Richard Ventrone narrated a PowerPoint presentation for the Community Preservation Committee outlining the history of the building and its historic, cultural, and heritage significance for the African-

American and Cape Verdian people. He noted that historic preservation criteria previously focused on the architecture or size of a building, but he said this is changing to be more inclusive of buildings of African-American heritage that deserve preservation because of their history. He reviewed the Zion Union Historic Museum property as an historic resource, and his PowerPoint presentation depicted images from both the exterior and interior of the building, with conditions that he described as compelling and frightening that were fairly recent from the 20<sup>th</sup> century.

Mr. Ventrone described the inadequacies of the accessibility of the building both on the outside and inside, noting the existing HC ramp that does not meet code and stairs that prevent access to the bathroom. He detailed the entire budget for the project, noting the items included in this request for Community Preservation funds for a new ADA-compliant ramp and exterior restoration; and items that are planned to be funded by the Town, such as mechanicals, and interior accessibility improvements, providing a funding match of \$460,000.

Town Architect Mark Marinaccio itemized the items that would be covered with CPA funds if approved:

- New guardrail at top of bulkhead
- Ramp replacement with ADA-compliant ramp
- New entry and side doors.
- New cedar shingles on the chapel
- New cement board or red cedar shingles on rest of the building
- Restoration and painting of 14 original windows
- Gutter installation
- Storm well drain restoration
- Roof work

There was discussion regarding the inclusion of the Zion Union Heritage Museum in the Kennedy Legacy Trail due to John F. Kennedy's concern for civil rights. It was agreed this was appropriate and would also extend awareness of the existence of the Museum. It was also noted that this property is one of the only remaining buildings from the formerly Black neighborhood of Hyannis.

In answer to members' inquiry, Julia Montero Johnson, Vice Chairman of the Board of Directors of the Zion Museum, noted that bus tours visited the Museum from April through October prior to the pandemic,. She explained that the museum, as well as Martha's Vineyard, are destinations for Black people from all over the country. Ms. Lynn Roades, Museum Treasurer, added that 80 or more busloads visit each year, and a weekend youth program attracted participants from as far away as New Bedford. Ms. Pamela Chatton Perdy, who is also on the Board of Directors, reported that everyone calls the visit to the museum the highlight of their trip, reminding that various groups use the building as a meeting place, as well.

**The motion of James Tenaglia was seconded by Katherine Garofoli to approve the Department of Public Works request for \$880,500 in CPA funds for Phase I restoration work to the Zion Union Historic Museum, as written, with \$261,778 to be taken from the CP Historic Preservation Fund and the remaining \$618,722 to be taken from the CP Undesignated Fund. Motion passed with a unanimous vote. 6 yes – 0 no.**

Revised Application from the Trustees of Reservations requesting \$286,866 in Community Preservation Recreation funds for a new children's play area and renovation of the existing pathways to meet ADA regulations in the Armstrong-Kelley Park, Osterville. This request represents a portion of the total project cost of \$1,425,000 with \$1,138,134 committed as matching funds

Tom Lee recused himself from review of this Application. Ms. Elizabeth Soule, Project Manager for the Trustees of Reservations, explained that she is managing the Armstrong-Kelley Park project. She noted that the Cape Cod Horticultural Society recently merged with the Trustees of Reservations, and the Trustees have been continuing the stewardship of the Park that the Society had been doing since 1930. She said there were two components to the Park improvements that they believe are eligible for CPA funds under the recreation category: replacing the pedestrian boardwalk with stone dust; and the new children's play area. Mr. Soule explained that this play area is not like a municipal playground but is instead a nature-based loose playscape. She referred to the presentation included in the meeting materials, noting the design rationale, target age group, materials for imaginative play, with the concept that children will pretend to be animals, build shelters and other ideas. She noted the importance of accessibility for all visitors. She said that the estimate for construction was included in the application, and a good portion of the work will be performed by their in-house team, with the balance of the funding for the project now secured. She said that the project will be going through the site plan review process, and she expected it to go well, with construction to begin next spring. There was discussion about the need for a recreation easement on the property for public access, and regulations for normal use that would extend only for the life of the constructed item. It was confirmed that, if the property were to change hands, the recorded instrument would carry forward. It was decided to table the vote on the revised Application to the next meeting, giving the Legal Department a chance to review.

**Public Comment:**

Deidre Dow Chase, past president of the Cape Cod Horticultural Society, explained that it was under her direction that the Board of Trustees realized they needed a partner, saying that they could not have found a better partner than the Trustees of Reservations. She noted that the Trustees of Reservations has never given up a property since they were formed, and the Armstrong-Kelley Park is their 123rd property.

**General Public Comment:**

None.

**Correspondence Received:**

- Community Preservation Fund – Schedule of Unreserved Balances by Program Area as of May 31, 2022, prepared by Mark Milne, Director of Finance. Chair Counsell noted that Mark Milne is scheduled to attend the September CPC meeting to update members on the budget.

**Project Updates:** Chair Counsell provided the following updates:

- The Cotuit Federated Church CPC Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of the Historic Preservation Restriction is in process.
- The Barnstable Little League CPC Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of a User Agreement is in process.
- Barnstable Historical Society Application – Historic Preservation Restriction is complete and ready for signatures.
- Application from the Unitarian Church requesting \$300,000 in historic preservation funds for restoration of the church tower is anticipated for the August 15, 2022, CPC meeting.
- Application from Tales of Cape Cod requesting \$100,000 in historic preservation funds to make the building accessible is anticipated for the August 15, 2022, CPC meeting.
- An Application from the Department of Public Works for a new playground at the Osterville Recreation Building site is anticipated possibly for the August 15, 2022, CPC meeting.
- Marstons Mills Community Church will be returning to CPC with quotes for a building analysis report for their request for historic preservation funds for building upgrades.

**Member Discussion**

- Election of Officers – It was decided that this would be postponed to the next meeting because 3 members were not present.
- CPC Handbook – seeking photos of CPC projects for the CPC Handbook.
- The end of year report to the State is underway (CP-3)
- The newsletter from the Community Preservation Coalition noted that favorable State funding percentages to CP Towns were indicated.
- Members discussed their preferences between in-person and remote meetings, and it was decided that a poll of the full CPC would help determine the format of future meetings. It was noted that hybrid meetings are not available yet.

**Adjournment**

**Motion was made by James Tenaglia and seconded by Tom Lee to adjourn. Motion passed with a unanimous vote. 6 yes, 0 no. Meeting adjourned at 6:34 p.m.**

**Next Regularly Scheduled CPC Meeting – August 15, 2022**

***List of documents/exhibits used by the Committee at the meeting:***

Exhibit 1 –CPC Agenda, July 18, 2022.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the May 16, 2022, meeting.

Exhibit 3 – Application – DPW – Zion Union Historic Museum – Phase I restoration work.

Exhibit 4 - PowerPoint presentation – DPW – Zion Union Historic Museum – Phase I

Exhibit 5 – Revised Application – Trustees of Reservations - Armstrong-Kelley Park

Exhibit 6 – Schedule of Unreserved Balances by Program Area as of May 31, 2022 –  
CPC Fund - by Mark Milne, Director of Finance.

Respectfully submitted,  
Ellen M. Swiniarski  
Community Preservation Coordinator  
Planning & Development Department  
*and edited by CPC Clerk Marilyn Fifield*

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

**\* Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**



3090 Main Street, PO Box 606, Barnstable, Massachusetts 02630  
phone 508-362-6636 fax 508-362-5467  
info@sturgislibrary.org www.sturgislibrary.org

Lindsey Counsell, Chair, Barnstable Community Preservation Committee  
Community Preservation Committee Office  
367 Main Street, 3<sup>rd</sup> Floor  
Hyannis, MA 02601

August 2, 2022

Dear Lindsey:

Our approved building project, which the Barnstable CPC funded for \$165,000, is nearing completion, and we find that we came in under budget. Our roofing project and architectural costs were less than originally budgeted, and we were able to repair our main entrance door rather than replacing it. Once all bills are paid, we should have nearly \$40,000 remaining in unspent CPC funds.

During the last year we have learned that the climate control unit in our archives is reaching the end of its useful life – it is approximately 12 years old, and our service provider is having difficulty obtaining replacement parts for the unit. As you well know, without the climate control system, the materials in the archives are at risk from wildly fluctuating temperatures and humidity.

We would like to request that the CPC allow us to expend funds from the remaining \$40,000 to replace that climate control unit. We have gotten an estimate from our maintenance provider for \$33,204, which of course is subject to some change, as it will take at least 48 weeks lead-time from the factory.

Could you please submit this request to the Committee at your earliest convenience? I will be happy to attend the meeting to discuss this in more detail.

Thanks so much.

Sincerely,

Lucy Loomis, Library Director

## **Sturgis Library Investment Policy Statement**

### **OVERVIEW**

#### *Purpose*

This Investment Policy Statement is to direct the prudent investment of the investment portfolio in a manner consistent with the investment objectives stated herein. The Trustees have delegated financial oversight of the Library's investment portfolio to the Finance & Investment Committee (the "Committee").

The Trustees and the Committee recognize the need for the Library to support current operations of the Library and to focus on the long-term growth of assets. Long-term asset growth enables the Library's continued existence. While shorter-term investment results will be monitored, adherence to a sound long-term investment policy, which balances short-term spending needs with preservation of the "real" (inflation-adjusted) growth of assets, is crucial to the long-term success of the Library's Investments. This Investment Policy Statement shall be used by the Committee, in its duty to oversee the investment portfolio, and by the Library's Investment Advisor.

#### *Scope*

This Policy applies to all assets that are included in the Library's investment portfolio for which the Investment Committee has been given discretionary investment authority.

#### *Fiduciary Duty*

The Committee shall exercise prudence and appropriate care in accordance with the Prudent Investor Rule, which requires the Committee to invest the portfolio as a prudent person would manage his or her own investments, taking into account the need to generate income and preserve capital while mitigating risk through diversification. All investment actions and decisions must be based solely in the interest of the Library, and not in the pursuit of a particular agenda for its own sake.

### **DEFINITION OF DUTIES**

#### *Finance & Investment Committee*

The Committee shall be comprised of the five members of the Finance & Investment Committee, as well as the President of the Board of Trustees.

The Committee is responsible for establishing the overall Investment Policy Statement. This responsibility includes approving the investment strategy, overseeing the investment advisor, monitoring performance of the investment portfolio on a regular basis (at least quarterly), and maintaining sufficient knowledge about the portfolio so as to be reasonably assured of compliance with the Investment Policy Statement.

#### *Investment Advisor*

The Investment Advisor is responsible for assisting the Committee in all aspects of managing and overseeing the Library's investment portfolio. The Investment Advisor is a primary source of investment education. On an ongoing basis the Investment Advisor will:

- Implement the overall investment strategy within investment policy guidelines as detailed in this document
- Provide investment decision-making within the parameters of the Investment Policy Statement as evidenced by meeting and exceeding the Performance Objectives set forth below
- Monitor the asset allocation and activities of each investment manager/strategy
- Provide the Committee with clear, accurate and timely quarterly performance reports within 45 days following the end of the quarter
- Supply the Committee with other reports or information as reasonably requested
- Meet with the Committee at least quarterly, and more frequently as needed
- Provide the Committee with an annual review of this Investment Policy Statement as needed, including an assessment of the Library's current asset allocation, spending policy and investment objectives
- If a gift of securities is received, it is the policy of the Library to sell the securities. The Investment Advisor is expected to sell the securities after receipt of the gift in the Library's account.

## **OBJECTIVES**

The investment objective of the Library is to preserve and enhance the real (inflation-adjusted) purchasing power of the assets, consistent with agreed-upon levels of risk that a prudent person would take under similar economic conditions. The total return concept will be used and is defined as the sum of capital appreciation (or loss) and current income achieved in the form of dividends and interest.

The objectives for all the investment assets shall be accomplished utilizing marketable securities, such as equities, fixed income, and cash equivalents in a mix which is conducive to participation in rising markets while allowing for protection in falling markets.

### *Asset Allocation*

Deliberate management of the asset mix among classes of investments is both a necessary and desirable responsibility. In the allocation of assets, diversification of investments among asset classes that are not similarly affected by economic, political, or social developments is expected. Consequently, the Investment Committee's general policy shall be to diversify investments so as to provide a balance that will enhance total return, while avoiding undue risk concentrations in any single asset class or investment category. The diversification does not necessarily depend upon the number of industries or companies in a portfolio or their particular location, but rather upon the broad nature of such investments and of the factors that may influence them.

If any asset class exceeds the allowable range of percentage for that asset class, the Investment Advisor will use prudence in rebalancing the portfolio on a quarterly basis. Additionally, the Advisor will continually reassess the most appropriate allocation within those broad standards, and rebalance periodically to maximize the total return on the Portfolio.

*Asset Allocation for the Funds*

<b>Asset Class</b>	<b>Long-Term Target Weights</b>	<b>Min</b>	<b>Max</b>
US Equities	50%	35%	55%
International Equities	10%	5%	15%
Fixed Income	35%	25%	40%
Cash	5%	5%	15%
<b>TOTAL</b>	<b>100%</b>		

*Asset Diversification and Other Restrictions*

- No more than 5% of the total Portfolio may be invested in any one security (debt and equity), excluding Mutual Funds, ETFs, Treasuries, Agencies and separately managed accounts.\*
- In exceptional circumstances and after appropriate review, the Committee may recommend to the Board of Trustees that an investment be excluded from the Portfolio on the grounds that the investment is not in the Library's interest. Any such recommendation must be consistent with the Committee's Fiduciary Duty and the Prudent Investor Rule, as well as with the Library's Ethics policy.
- S & P sector weightings in the Portfolio should target no less than 50%, and no more than 150% of the recommended S & P weightings. The weightings will be reviewed and any adjustments will be made on a quarterly basis.\*
- No position in the Portfolio shall exceed 5% of the outstanding voting shares of a company nor shall the Advisor invest with the intent of gaining control of management in any company.
- There shall be no short-selling, margin trading, securities lending, private placements, or direct investments in commodities, derivatives or non-marketable securities.

\*Gifting conditions may cause a temporary variation in this target.

*Policy Benchmarks*

<b>Class</b>	<b>Benchmark</b>
Money Markets & Equivalent	BofA Merrill Lynch 3-Month Treasury Bill
Taxable Bonds	Barclay's Interim Gov/Credit Index
International Bonds	Barclays Cap Global Majors (Ex US Bond Index)
U S Equities	S & P 500 Stock Index
International Equities	MSCI EAFE Gross Index

*Spending Policy*

The primary long-term financial objective for the Library is to preserve the real (inflation-adjusted) purchasing power of Library's assets, after accounting for Library spending, inflation and costs of portfolio management. The Library's spending policy attempts to balance the long-term objective of maintaining the purchasing power of the Library with the goal of providing a reasonable, predictable, stable and sustainable level of funds to support the Library's budget.

To maintain the purchasing power of the Library and achieve a sustainable level of distributions, the Library's long-term targeted spending rate, excluding Investment Management Fees, is up to 4.75% of the average market value, however, the Board may change the spending rate as appropriate. The distribution rate is based upon a total return approach, which utilizes both income and capital appreciation to be withdrawn for spending. To mitigate the impact of short-term market volatility on the Library's spending, the spending rate is based on a 12-quarter moving average of the portfolio's market value.

Unless otherwise recommended by the Committee and approved by the Board, the spending rate and the 12-quarter moving average will be determined once a year (typically at the time of the annual budgeting process) in order to facilitate the creation of a predictable schedule of withdrawals for the following fiscal year.

*Acknowledgement*

We recognize the importance of adhering to the mission and strategy detailed in this policy. We agree to work to fulfill the objectives stated herein, within the guidelines and restrictions, to the best of our ability. We acknowledge that open communications are essential to fulfilling this mission, and therefore, recognize that suggestions regarding appropriate adjustments to this policy or the manner in which investment performance is reviewed are welcome.



**PREFERRED MECHANICAL SERVICES, INC.**

*Heating – Ventilation – Air Conditioning – Refrigeration*

*223 Center St. Pembroke, Massachusetts*

*(781) 293-1200 (800) 447-9991*

**Date: August 2, 2022**

**To: Ms. Lucy Loomis**

**From: Christopher Cason**

**Re: Archives Room Liebert System Replacement**

Dear Miss Loomis,

Preferred Mechanical Services is happy to provide this proposal for the following Liebert Split System replacement at Sturgis Library. We are pleased to present this proposal in accordance with the following scope:

**Scope of Work:**

- Remove and dispose of existing Liebert system. Includes refrigerant recovery and disposal.
- Furnish and install new Liebert split system. Includes equipment, condensate pump, and refrigerant trim charge.
- Perform start up on system.

<b>Labor.....</b>	<b>\$5,280.00</b>
<b>Equipment.....</b>	<b>\$25,650.00</b>
<b>Materials.....</b>	<b>\$2,274.00</b>
<b>Total.....</b>	<b>\$33,204.00</b>

**Thirty-Three Thousand Two Hundred Four Dollars**

**Clarifications, Assumptions and Exclusions:**

- All work to be completed during business hours Monday through Friday 8 AM to 4 PM.
- Massachusetts state sales tax is EXCLUDED in this proposal. Local permitting fees are INCLUDED in this proposal.
- Repairs to any existing ductwork, piping, or line voltage electrical services above scope of work is excluded from this proposal.
- Current lead time on equipment from the factory is 48 weeks.

Sincerely,

Christopher Cason

\_\_\_\_\_  
Acceptance Signature

\_\_\_\_\_  
Date

**TOWN OF BARNSTABLE**  
**Community Preservation Fund**  
**Balance Sheet**  
**On June 30, 2022**

	<b>Program</b>			<b>Administration</b>	<b>Undesignated</b>	<b>Total</b>
	<b>Community Housing</b>	<b>Historic Preservation</b>	<b>Recreation &amp; Open Space</b>			
<b>Assets</b>						
Cash and investments	\$ 711,182	\$ 935,170	\$ 3,024,799	\$ 49,265	\$ 6,759,543	\$ 11,479,959
Surtaxes receivable	-	-	-	-	282,822	282,822
State grant receivable	-	-	250,680	-	-	250,680
Amounts to be provided for payment of bonds	-	433,500	-	-	1,547,700	1,981,200
Total assets	<u>\$ 711,182</u>	<u>\$ 1,368,670</u>	<u>\$ 3,275,479</u>	<u>\$ 49,265</u>	<u>\$ 8,590,064</u>	<u>\$ 13,994,660</u>
<b>Liabilities and Fund Balance</b>						
Liabilities:						
Deferred revenue	\$ -	\$ -	\$ -	\$ -	\$ 282,822	\$ 282,822
Accrued payroll	-	-	-	-	1,347	1,347
Other liabilities	-	-	-	-	1,872	1,872
Bonds Payable	-	433,500	-	-	1,547,700	1,981,200
Total liabilities	<u>-</u>	<u>433,500</u>	<u>-</u>	<u>-</u>	<u>1,833,740</u>	<u>2,267,240</u>
Fund Balance:						
Reserved for Encumbrances	-	7,764	180,732	49,265	-	237,761
Reserved for Continuing Appropriations	711,182	665,627	2,091,836	-	-	3,468,645
Reserved for Future Appropriation	-	261,778	1,002,911	-	6,756,324	8,021,013
Total fund balance	<u>711,182</u>	<u>935,170</u>	<u>3,275,479</u>	<u>49,265</u>	<u>6,756,324</u>	<u>11,727,420</u>
Total liabilities and fund balance	<u>\$ 711,182</u>	<u>\$ 1,368,670</u>	<u>\$ 3,275,479</u>	<u>\$ 49,265</u>	<u>\$ 8,590,064</u>	<u>\$ 13,994,660</u>

**TOWN OF BARNSTABLE**  
**Community Preservation Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Year Ending June 30, 2022**

	<u>Program Area</u>			<u>Administration</u>		<u>Total</u>
	<u>Community Housing</u>	<u>Historic Preservation</u>	<u>Recreation &amp; Open Space</u>	<u>Expenses</u>	<u>Undesignated</u>	
<b><u>Revenues</u></b>						
Surtax					\$ 3,919,803	\$ 3,919,803
State aid			250,680		1,770,709	2,021,388.75
Investment earnings					72,260	72,260
Total revenues	-	-	250,680	-	5,762,772	6,013,452
<b><u>Expenditures</u></b>						
Administrative Expenses				94,754		94,754
Community Recreation			514,709			514,709
Open space			826,738			826,738
Community Housing	2,500,000					2,500,000
Historic Preservation		260,396				260,396
Debt Service		77,412			1,567,306	1,644,718
Total expenditures	2,500,000	337,808	1,341,447	94,754	1,567,306	5,841,315
Excess revenues (expenditures) before transfers	(2,500,000)	(337,808)	(1,090,768)	(94,754)	4,195,466	172,137
<b><u>Transfers</u></b>						
FY22 set-asides	522,873	522,873	522,873	-	(1,568,619)	-
FY22 administrative budget	-	-	-	200,000	(200,000)	-
Close FY22 Admin Budget				(56,851)	56,851	-
Centerville recreation center			816,793		(816,793)	-
Transfer for Affordable Housing Trust	1,438,668				(1,438,668)	-
Total transfers	1,961,541	522,873	1,339,666	143,149	(3,967,229)	-
Excess revenues (expenditures) after transfers	(538,459)	185,066	248,898	48,396	228,236	172,137
Fund balance, beginning	1,249,641	750,104	3,026,581	870	6,528,088	11,555,283
Fund balance, ending	\$ 711,182	\$ 935,170	\$ 3,275,479	\$ 49,265	\$ 6,756,324	\$ 11,727,420

**TOWN OF BARNSTABLE**  
**Community Preservation Fund**  
**Schedule of Unreserved Fund Balances By Program Area**  
**As of June 30, 2022**

	<u>Program Area</u>			<u>Budget Reserve</u>	<u>Undesignated</u>	<u>Total</u>
	<u>Community Housing</u>	<u>Historic Preservation</u>	<u>Open Space Recreation</u>			
Fund Balance Forward From FY21	\$ 538,459	\$ 338,136	\$ 544,627	\$ -	\$ 6,528,088	\$ 7,949,310
FY22 Revenue	-	-	250,680	-	5,762,772	6,013,452
<b><u>FY 2022 Appropriations:</u></b>						
FY 2022 Set-asides	522,873	522,873	522,873	1,872,563	(3,441,182)	-
FY 2022 Administrative Budget	-	-	-	-	(200,000)	(200,000)
FY 2022 Debt Service	-	(77,412)	-	-	(1,567,306)	(1,644,718)
2021-187 Barnstable Historical Society	-	(89,950)	-	-	-	(89,950)
2022-003 Centerville Recreation Center	-	-	-	-	(816,793)	(816,793)
2022-004 Barnstable Hollow Field Playground	-	-	(125,000)	-	-	(125,000)
2022-011 Affordable Housing Trust Fund	(1,061,332)	-	-	(1,438,668)	-	(2,500,000)
2022-035 Sturgis Library Building	-	(165,000)	-	-	-	(165,000)
2022-143 Dottridge Icehouse	-	(87,500)	-	-	-	(87,500)
2022-152 Little League Restrooms	-	-	(200,000)	-	-	(200,000)
2022-153 Cotuit Federated Church	-	(179,369)	-	-	-	(179,369)
<b>Subtotal</b>	<b>(538,459)</b>	<b>(76,358)</b>	<b>197,873</b>	<b>433,895</b>	<b>(6,025,281)</b>	<b>(6,008,330)</b>
<b><u>Returned Funds:</u></b>						
2021-123 28 Falcon Rd	-	-	9,731	-	-	9,731
Close Balance in FY22 Budget Reserve	-	-	-	(433,895)	433,895	-
Close Remaining Balance in FY22 Admin Funds	-	-	-	-	56,851	56,851
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>9,731</b>	<b>(433,895)</b>	<b>490,746</b>	<b>66,582</b>
<b>Remaining Balance Available</b>	<b>\$ (0)</b>	<b>\$ 261,778</b>	<b>\$ 1,002,911</b>	<b>\$ -</b>	<b>\$ 6,756,324</b>	<b>\$ 8,021,013</b>

**TOWN OF BARNSTABLE**  
**Community Preservation Fund**  
**Active Appropriations**  
**As of June 30, 2022**

Category	Town Council Order	Project Title	Budget	Expended	Encumbered	Balance	% USED
OSR	2008-022	MILLS PROPERTY	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%
CH	2013-072	AFFORDABLE ACCESSORY HOUSING	200,000.00	163,718.17	-	36,281.83	81.9%
OSR	2014-010	LAND ACQUISITION-HYANNIS	50,000.00	-	-	50,000.00	0.0%
HP	2014-142	BURGESS BARN RESTORATION	193,849.00	118,419.70	6,513.09	68,916.21	64.4%
OSR	2015-130	CAPE COD RAIL TRAIL EXTENSION	215,515.00	206,869.42	881.85	7,763.73	96.4%
OSR	2015-138	111 PRINCE AVE. ACQUISITION	300,000.00	277,075.00	-	22,925.00	92.4%
HP	2015-153	TOWN HALL RENOVATIONS	185,000.00	97,403.62	-	87,596.38	52.7%
HP	2016-114	WB COMMUNITY BUILDING WINDOWS	327,996.00	312,711.99	265.00	15,019.01	95.4%
OSR	2016-171	RECREATION FIELD STUDY	137,528.00	124,620.00	3,060.00	9,848.00	92.8%
CH	2017-048	AFFORDABLE HOUSING PROGRAM	75,000.00	100.00	-	74,900.00	0.1%
HP	2017-107	FEDERATED CHURCH OF HYANNIS	54,100.00	49,000.00	-	5,100.00	90.6%
HP	2018-009	CENTERVILLE REC BLDG RESTORATION	163,800.00	109,463.09	-	54,336.91	66.8%
CH	2018-019	ACCESSORY AFFORDABLE APT	200,000.00	-	-	200,000.00	0.0%
OSR	2019-005	CCRT SHARED PEDESTRIAN/BIKE PATH	80,000.00	76,070.00	3,930.00	-	100.0%
HP	2019-083	SAINT MARY'S RESTORATION	147,725.00	141,808.00	-	5,917.00	96.0%
OSR	***	HYANNIS GOLF COURSE	1,449,000.00	576,100.00	-	872,900.00	39.8%
OSR	2020-011	BARNSTABLE HOLLOW FIELD	162,180.00	160,573.60	-	1,606.40	99.0%
HP	2020-013	ANNUAL TOWN REPORT RESTORATION	136,055.00	132,372.84	986.00	2,696.16	98.0%
CH	2020-136	560 W MAIN ST HYANNIS	400,000.00	-	-	400,000.00	0.0%
OSR	2021-036	PICKLEBALL/TENNIS COURTS	522,569.00	504,709.00	17,860.00	-	100.0%
HP	2021-187	BARNSTABLE HISTORICAL SOCIETY	89,950.00	-	-	89,950.00	0.0%
OSR	2022-003	CENTERVILLE RECREATION CENTER	816,793.00	10,000.00	5,000.00	801,793.00	1.8%
OSR	2022-004	BARNSTABLE HOLLOW FIELD PLAYGROUND	125,000.00	-	-	125,000.00	0.0%
HP	2022-035	STURGIS LIBRARY BUILDING	165,000.00	95,773.32	-	69,226.68	58.0%
HP	2022-143	DOTTRIDGE ICEHOUSE	87,500.00	-	-	87,500.00	0.0%
OSR	2022-152	LITTLE LEAGUE RESTROOMS	200,000.00	-	-	200,000.00	0.0%
HP	2022-153	COTUIT FEDERATED CHURCH	179,369.00	-	-	179,369.00	0.0%
<b>TOTALS</b>			<b>\$ 6,813,929.00</b>	<b>\$ 3,156,787.75</b>	<b>\$ 188,495.94</b>	<b>\$ 3,468,645.31</b>	<b>49.1%</b>

OSR	Open Space/Recreation program	\$ 4,208,585.00	\$ 1,936,017.02	\$ 180,731.85	\$ 2,091,836.13
HP	Historic preservation program	1,730,344.00	1,056,952.56	7,764.09	665,627.35
CH	Community housing program	875,000.00	163,818.17	-	711,181.83
<b>TOTALS BY CATEGORY</b>		<b>\$ 6,813,929.00</b>	<b>\$ 3,156,787.75</b>	<b>\$ 188,495.94</b>	<b>\$ 3,468,645.31</b>

\*\*\* Balance in Hyannis Golf Course subject to annual appropriation by the Town Council.

Town of Barnstable  
Community Preservation Fund  
Schedule of Outstanding Loans - Includes Principal and Interest  
As of June 30, 2022

Issue	Issue Date	Maturity Date	Amount	Payments Due In:									
				FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total	
Advance Refund 6/15/2003 Landbank Acquisitions	04/18/12	09/15/22	\$ 964,600	96,492	-	-	-	-	-	-	-	-	\$ 96,492
Advance Refund 6/15/2004 Landbank Acquisitions 3	04/18/12	09/15/22	\$ 5,385,600	567,732	-	-	-	-	-	-	-	-	\$ 567,732
Advance Refund 6/15/2004 Landbank Acquisitions 2	04/18/12	09/15/22	\$ 227,300	25,500	-	-	-	-	-	-	-	-	\$ 25,500
Land Acquisition - 2004-105 Bone Hill \$200k Refunded	02/17/15	02/15/25	\$ 90,850	10,080	9,720	9,360	-	-	-	-	-	-	\$ 29,160
Land Acquisition - 06-15-05 - 2004-106 \$180k Refunded	02/17/15	02/15/25	\$ 73,600	4,480	4,320	4,160	-	-	-	-	-	-	\$ 12,960
Land Acquisition - Hyannis Golf \$5,500,000 Refunded	02/17/15	02/15/25	\$ 2,496,300	277,620	266,700	255,320	-	-	-	-	-	-	\$ 799,640
Land Acquisition - Archibald \$500,000 Refunded	02/17/15	02/15/26	\$ 212,100	26,450	25,530	24,610	23,690	-	-	-	-	-	\$ 100,280
Town Hall Renovations Refi 6/15/10	03/15/21	06/30/30	\$ 487,550	74,675	72,525	70,350	67,650	65,450	62,725	60,500	57,750		\$ 531,625
<b>Total Community Preservation Fund</b>				<b>\$ 1,083,029</b>	<b>\$ 378,795</b>	<b>\$ 363,800</b>	<b>\$ 91,340</b>	<b>\$ 65,450</b>	<b>\$ 62,725</b>	<b>\$ 60,500</b>	<b>\$ 57,750</b>		<b>\$ 2,163,389</b>

Drop-off in Debt	\$ (561,689)	\$ (704,234)	\$ (14,995)	\$ (272,460)	\$ (25,890)	\$ (2,725)	\$ (2,225)	\$ (2,750)
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