

Minutes CPA Committee, April 26, 2011

The meeting began at 2:20 p.m. at the Town Offices

Present: Janet Chayes, Malcolm Corse, Martha Conant, David Barten.

Also newly elected selectman, John O'Rourke.

There were five agenda items and each was addressed.

1. Sign - There had been a difference of view about how the Historical Society should note publicly the CPA's grant for the dry basement project- whether a sign should be inside or outside the building. It was observed that a sign had been placed outside the building which is colorful and readable, but temporary, given the materials from which it was made. The committee was unanimous in thinking that the sign should be made of permanent materials and attached to the building itself. The committee felt that there was a need to announce more obviously and long-term the fact that townspeople's money had been used to bring about a dry basement. It was thought that the wording on the sign should be changed to read "dry basement project" rather than "dampness abatement." Martha agreed to try to negotiate a resolution with the Historical Society.

2. Town meeting- the focus of the discussion was on the negative response from a few people to the warrant addressing CPA funding. Malcolm felt that townspeople still don't understand the purpose, possibilities, or funding mechanism of the CPA. Because John O'Rourke was present, Janet and Malcolm reviewed the history of the CPA's beginning and activity in the town. The reason, it was concluded why there is still little understanding is that the CPA has had only a relative few projects brought to it for consideration, and these have not affected many townspeople directly.

Janet then addressed the CPA's projected revenues for the FY12, item 6 on the agenda. She distributed and discussed a spread sheet before the committee detailing revenues for the seven years of the CPA's existence and current year appropriations, as well as estimated cumulative balances for 6/30/11 and 6/30/12.

3. River Farmland Proposal- Janet reviewed the current status of the project, indicating that two property owners have agreed to sell their lots and have signed Purchase & Sale Agreements with the Land Trust. The Meerbergens have finally agreed to sell their lot - for \$145,000 - well above estimated fair market value of \$68,000 to \$70,000. Private funding is required for all the purchase price above appraised fair market value. There's the possibility of a state grant for the appraised value to help facilitate the sale. Deadline for the application is May 31st.

4. Housing Committee Update - Janet mentioned that a possible senior housing project had fallen through because the house in question was now "sale pending."

This fact led to a discussion about the problem of finding buildings in Conway that could be renovated, and the kind of facility that would meet seniors' needs. Malcolm thought it was a wrong tack to think that seniors would give up living in their own houses in order to live in smaller quarters. The issue of housing should focus on those seniors who will be left alone when a spouse passes: these men and women would be best served by a housing unit where they each had quarters in a community arrangement. Malcolm thought the Masonic Lodge if refurbished could be just such a senior housing complex.

5. CPC vacancies- the committee needs two new members to be a body of seven, one at -large and one from the Recreation Committee. Where it seemed that Jack Lochhead might return as the at-large member, he has since declined. We discussed briefly the fact that David is no longer at-large, but now represents the planning board on the committee. He indicated that this would have to be confirmed by the planning board when it next meets, which will be May 9th.

6. CPA finances having been addressed earlier,

Adjourned at 3:20.

Respectfully submitted,
David Barten, secretary

CPA Mtg. Apr. 26, 2011
AGENDA

1. Sign for Historical Soc. completed project
I want outside; they inside. Contract requires “mutually agreed location”
Background: coalition - promote your success v. local “no strings”

2. Response to Town Meeting

3. River Farmland Proposal

4. Housing Committee – desperate for members

5. CPC vacancies

6. Finances – spreadsheet distributed
25% state share budgeted for FY12; \$67,700 projected total revenues

Conway Community Preservation Fund

REVENUES

	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	TOTAL
Local collections from surcharge	\$ 43,328	43,053	47,085	45,424	47,170	47,402	48,818	48,000	\$ 370,279
Distributions from State trust fund		43,520	44,080	47,055	30,954	16,503	13,352	12,200	207,663
Earnings on investments	115	1,593	3,786	11,260	6,860	2,700	7,500	7,500	41,313
Gifts, Grants, Donations									
Proceeds from bonds & notes									
Other -collected for prior year		698		96					794
Total Revenue	\$ 43,442	88,863	94,951	103,835	84,984	66,605	69,670	67,700	620,050
State Match Percentage		100	100	100	67.6	34.8	27.2	25	

CURRENT YEAR APROPRIATIONS

<u>PROPOSED FOR 2012</u>	Open				TOTAL
	Housing	Historic	Space	Other	
<u>FROM FY12 REVENUES</u>					
Admin. Expenses of CPC				3,385	3,385
Required Reserves	6,770	6,770	6,770		20,310
Budgeted Reserve				44,005	44,005
Total 6/30/12	\$ 6,770	\$ 6,770	\$ 6,770	\$ 47,390	\$ 67,700
<u>Cumulative Balances</u>					
Estimate 6/30/11	53,750	7,080	53,750	379,576	494,156
Estimate 6/30/12	60,520	13,850	60,520	429,966	561,856

4/26/2011