

## **QUESTION AND ANSWER ARTICLE 11 AND ARTICLE 12**

### **QUESTION:**

**We were told that money appropriated must it be repaid to the Community Preservation Fund if the property is sold. How long after the appropriation does that condition expire?**

**We got all sorts of reassurances about the First Parish being in great shape. What is the condition of the First Baptist Church? Is it a wise investment? Is the rest of the building also in disrepair?**

### **ANSWER:**

The Grant Agreement has not been finalized, but the agreement includes several provisions which would trigger an obligation by the recipient to repay the grant, one of which is the sale of the building. The term of that provision has not been finalized. The original project scope submitted by the Church included three projects, the facade, the historic clock and various hardscape projects. The total project cost as originally submitted was \$799,000, that included a sizable contingency. (See April 10, 2019 CPC meeting minutes). After due diligence by the Committee and discussions with the Church, the Church removed the clock and hardscape work from the project scope. The Committee and the Church agreed to also remove all contingency funds, resulting in a total project cost for the facade of \$270,000. The Committee reviewed the Church's balance sheet and there are sufficient funds available to cover the additional projects if the Church chose to move forward. The CPC was provided with an engineer prepared structural condition report that included only the affected structural components and their condition of the front four (4) columns.

### **QUESTION:**

**For the 2 church renovation projects, the church has committed to fund a certain amount for each project. If the actual work costs less than the budget, will the church still pay the amount it has committed and the CPC grant make up the difference?**

### **ANSWER:**

The amount of the CPC appropriation does not change if the project comes in under or over budget. The proponents pay the cost upfront and request reimbursement from the Town. The Town will provide them reimbursement up to the amount of the appropriation. There is no provision to scale up or down the amount of the grant based on the actual cost of the work.