# TOWN OF ARLINGTON MASSACHUSETTS

# REPORT OF THE

# **COMMUNITY PRESERVATION ACT COMMITTEE**



TO THE
ANNUAL TOWN MEETING
June 2020

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# **Note from the Chair**

Dear Fellow Town Meeting Members,

The wisdom of the Community Preservation Act is the creation of a dedicated funding stream for projects that are very important to preserving the character and livability of our community, but difficult to prioritize in year-to-year municipal budgets.

In adopting CPA, the people of Arlington chose to invest in these long-term priorities and to entrust Town Meeting and the CPA Committee with a portion of their tax dollars for projects that benefit residents throughout the community in all walks of life.

The CPA Committee is ever conscious of that trust. I am deeply grateful to our members, who for the past 8 months have diligently studied the local need for CPA projects and carefully vetted each funding proposal. I am proud to say that, while most of our members bring expertise in a particular program area, each of them engages fully in each project we consider and works hard to ensure it will succeed. It is a privilege to work alongside them.

Respectfully,

#### **Eric Helmuth**

# **Community Preservation Act Committee**

Eugene Benson Arlington Redevelopment Board
Pamela Heidell Arlington Conservation Commission

Eric Helmuth, Chair Select Board appointee

Leslie Mayer Arlington Park and Recreation Commission

Charlie McCabe

Richard Murray

JoAnn Robinson

Select Board appointee

Arlington Housing Authority

Arlington Historical Commission

Clarissa Rowe, Vice Chair Select Board appointee
Ann Woodward Select Board appointee

The Committee gratefully acknowledges the indispensable assistance of Julie Wayman, Management Analyst, and Jim Feeney, Interim Facilities Director, in administering the CPA program.

## 1. Introduction

The Arlington Community Preservation Act Committee (CPA Committee) is pleased to present seven CPA projects and a FY2021 budget to Town Meeting. In consideration of the truncated scope of this Town Meeting due to the pandemic, with the proponents' consent we are postponing three of the nine projects the Committee accepted for FY2021 funding because they are less time-sensitive. We also accepted a new emergency proposal related to COVID-19, through our Special Application process.

The seven projects presented here are time-critical appropriations necessary for continuing or completing projects with previous CPA funding awarded by Town Meeting; for maintaining grant eligibility for the Town; or for emergency housing needs of Arlington residents affected by the pandemic.

The CPA Committee provides the main motions to Town Meeting for all CPA appropriations. These recommended votes under **Articles 66 and 67** are presented on page 10 of this report.

Later this summer, the Committee will publish a report on the progress of previous CPA projects.

The Community Preservation Act (CPA) allows participating cities and towns to reserve dedicated funds to preserve open space and historic sites, create affordable housing, and develop open space and recreational facilities. The acquisition, creation and preservation of these community assets is financed through the Community Preservation Fund, comprised of local revenues collected from a property tax surcharge (in Arlington, 1.5% of the net tax levy), plus annual distributions from the Massachusetts Community Preservation Trust Fund.

The Town of Arlington passed the CPA in November 2014. Annual Town Meeting in 2015 set up the structure for the CPAC. The Town began collecting local tax surcharge revenue in 2015 and received the first annual state CPA distribution in 2016. The first round of CPA grants was approved by Annual Town Meeting in 2016.

The Town of Arlington is privileged to have many important community assets. Preserved open space areas contain a scenic beauty that predates the Town itself. Historic resources provide a glimpse into Arlington's past, a way of measuring our progress throughout the years, and perhaps an insight as to where the Town is headed. Recreational land provides a safe place to enjoy community-based activities and games, thereby strengthening the health and well-being of all its residents. Community housing allows a greater range of people to benefit from all aspects of Arlington, people who would otherwise not have the opportunity to contribute to the future of the Town.

The CPAC strives to help Arlington preserve the Town's precious assets through CPA funding. The CPA fund is a powerful resource for maintaining the character of Arlington. The CPA in Arlington is also a valuable fiscal tool for the Town, allowing qualifying capital projects to be funded with CPA revenues augmented by the state distribution, as well as matching grants from outside entities. To date, Arlington CPA grants have directly leveraged over \$800,000 in new outside funding for open space, recreation and historic preservation in Arlington. In addition, CPA has contributed to the required local match for over \$4 million in federal and state housing awards to date, with another \$10 million secured over the next ten years for the Downing Square Broadway Initiative.

# 2. Recommended CPA Projects (FY2021)

#### COMMUNITY HOUSING

**NOTE:** The CPA Committee did not receive an affordable housing proposal in the normal FY2021 application cycle. Therefore, in order to preserve the robust commitment to housing that has been part of CPA in Arlington from the beginning, the Committee is recommending that Town Meeting reserve \$500,000 from FY2021 CPA revenues for future affordable housing projects. This dedicated reserve is addressed in the budget and recommended vote sections of this report.

The following project would commit <u>additional</u> FY2021 CPA funding for housing in response to the severe economic effects of the COVID-19 pandemic on many Arlington households. Although Arlington CPA funds in this area have thus far been programmed for the creation or preservation of affordable housing units, state law also permits use of CPA funds for rental assistance. The Committee has vetted this program and believes the Town will operate it fairly and in careful conformity with the strict legal requirements for this use of CPA funds.

# **Arlington Emergency Tenant Assistance Program**

Town of Arlington Department of Planning & Community Development Recommended funding: \$300,000

The Committee accepted this application in May 2020 under its Special Application Process provided for urgent needs that require consideration out of the annual application cycle.

The requested \$300,000 in FY2021 CPA funds will assist Arlington renter households who are earning at or below 50% of the Area Median Income and are struggling to make rental payments due to the coronavirus pandemic. The CPA funding would supplement the \$400,000 already committed by the Town via federal CDBG CARES Act funding, (CDBG-CV), allowing the Town to serve at least an additional 50 households beyond the 66 it expects to support with the federal funds. The funding and proposed program will be administered by a housing provider with experience administering rental payments.

The assistance will be directed to those who are most vulnerable in the community and at risk of displacement as a result of inability to make rental payments. Payments would be capped at \$2,000 per month, be paid directly to landlords, and would run for a maximum of three months for a total eligibility of \$6,000. Applicants will be screened for eligibility and entered into a lottery.

Additional support for the program may be provided by the Town's Department of Health and Human Services through their Town-administered COVID-19 relief fund. All rental assistance programs will be accessible through one website and the application process will aim to be streamlined in order to expedite support to households who make a low-income and are in need.

Due to the emergency timing of this new project, the Committee was unable to consult with the Finance and Capital Planning Committees about this recommendation prior to Town Meeting. We are grateful for the prior votes from each of these bodies to endorse our other recommendations.

## OPEN SPACE AND RECREATIONAL LAND

# **Arlington Reservoir Phase II Construction**

Town of Arlington Recreation Department Recommended funding: \$587,000

The Arlington Reservoir is a special place to many residents, providing both active and passive recreational opportunities in its water and in the natural area around its perimeter. After considerable time and effort analyzing and studying the Arlington Reservoir on the part of the Park and Recreation Commission, Open Space Committee, Conservation Commission, and Reservoir Committee, the Town determined that the Reservoir needs major upgrades.

Town Meeting initially funded a Reservoir Master Plan with FY2018 CPA funds. This plan is now guiding a multiyear effort to restore and improve key infrastructure and recreational assets at "the Res."

Phase 1, now nearly complete, was supported by a FY2019 CPA award for design, engineering and construction to address the most urgent needs of the Reservoir Beach. The primary focus was to replace the pump infrastructure, install new UV filtration equipment and renovate the pump house for the swimming beach, an important revenue-generating asset for the Town.

Phase 2 is scheduled to commence this summer with Kyle Zick Landscape Architecture, Inc. (KZLA) leading the design and engineering effort. This phase will address much-needed upgrades for beach amenities and for year-round community usage and enjoyment of the Reservoir. These improvements will include enhancements for summer beachgoers, like a renovated bathhouse and concession stand, new picnic tables and benches and a new entry plaza. Amenities to be enjoyed by the general public, during all seasons, will include a new playground, major walking trail and perimeter improvements to provide greater accessibility, erosion control measures and removal of invasive plants, pathway improvements on the berm, scenic overlook seating, an improved boat launch, habitat garden fencing and interpretive signage for historic, environmental and recreational information. The parking lot will also be renovated.

Last year, Town Meeting made an initial investment in Phase 2 with a \$500,000 CPA appropriation for FY2020 to cover design, engineering and permitting. This new investment for FY2021 will contribute \$587,000 toward Phase 2 construction.

## Mill Brook and Wellington Park Revitalization Phase III

Mystic River Watershed Association Recommended funding: \$325,000

This project to improve the recreational and ecological assets at Wellington Park (across Grove St. from the DPW complex) was prompted by a long-term goal of the Town to expand both passive and active recreational opportunities in the Mill Brook Corridor, and to make Mill Brook an environmental, cultural and public health resource.

Town Meeting first supported this project with a Phase I CPA grant of \$56,783 in FY2018 that funded a participatory feasibility and planning process. A Phase II CPA award of \$172,523 in

FY2019 supported a comprehensive revitalization plan with construction documents; that award was leveraged to secure a \$399,260 Municipal Vulnerability Preparedness Action grant from the state for flood and park improvements that were completed last year. While the main feature of that work was flood mitigation for Mill Brook, which periodically overflows throughout the year, this first phase of construction also opened up a half-acre of the park and connected people visually and physically to the brook and the existing bridge upstream. A new boardwalk and a new porous path ensures continual access to the newly-visible brook regardless of water saturation in the park.

The current request for \$325,000 is for a third (and final) CPA award to fund construction of park improvements that will meet the core design intent and primary community desires from the CPA-funded planning process. This includes seating and gathering spaces near Mill Brook, additional native plantings and improvements to the entry area, and connections between the new boardwalk and the existing bridge.

# Open Space and Recreation Plan Update, 2022-2029

Town of Arlington Open Space Committee

Recommended funding: \$35,000

The Town of Arlington has had an approved Open Space and Recreation Plan in place since 1996. This update will be the fifth such Plan. The current plan is set to expire in May 2022, and the next plan will be in effect for seven years until the spring of 2029.

Communities with an approved Open Space and Recreation Plan are eligible to apply for funding from an array of important grant programs administered by the State. Through having an up-to-date Open Space and Recreation Plan, Arlington has been awarded over \$728,000 in state funds for our parks and open spaces.

This funding will allow the Open Space Committee to hire an experienced Open Space and Recreation Plan consultant to work with the committee to ensure that the 2022-2029 updated Plan meets all of the complex state requirements for approval. The project will involve a Town-wide assessment of open space and recreation projects and programs over the past seven years. Public meetings, surveys and other activities will ensure that the updated plan represents the current needs and wishes of Town residents and the respective departments, committees, and organizations that are responsible for managing and maintaining the Town's parks and other open spaces.

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## HISTORIC PRESERVATION

## Historic Preservation of the Jason Russell House

Arlington Historical Society
Recommended funding: \$78,023

The Jason Russell House ("JRH") is an important Revolutionary War site. It is visited by virtually every third grader in Arlington Public Schools and is open for regular public tours. This proposal is for the next phase of a multi-year preservation project funded by two previous CPA grants. The first, in 2016 enabled the Arlington Historical Society to commission a Condition Assessment and Preservation Plan laying out a blueprint for restoration of the JRH, with critical items identified in yearly plans through 2024. Earlier, successfully completed CPA projects included stabilization of the north sill and repointing of the north wall foundation, replacement of the wooden gutter on the east side of the JRH and enhanced drainage to move storm water runoff away from the JRH. A second CPA grant in 2018-19 enabled sill and foundation work on the west side of the JRH, as well as window restoration and additional gutter work.

The currently proposed project will fund sill and foundation work on the south and east sides of the JRH as well as continued window and door restoration.

# **Old Burying Ground Restoration - Phase 2**

Town of Arlington Cemetery Commission and Town of Arlington Historical Commission Recommended funding: \$193,773

The Old Burying Ground (OBG) is an historic cemetery in Arlington that was in use from 1736-1843. It contains numerous historical graves and tombs from this time period, perhaps the most notable being the 19-foot tall stone obelisk marking the tomb of the Minutemen killed in the Battle of Menotomy. The deteriorated stone wall and other conditions pose significant threats to public safety and the integrity of the historic tombs.

This project will continue implementing the recommendations of the Preservation Master Plan for the OBG that was funded by a previous CPA grant in 2018 and lays the groundwork for a thoughtful restoration effort over the years to come. Phase 1 wall restoration work, set to begin soon, is based on design documentation developed in late 2019. This design phase covered all phases of wall restoration, allowing this proposal to seek solely additional construction funding. Phase 1 construction will repair and rebuild the section of perimeter wall behind the Whittemore Robbins Cottage from the boundary of the Verizon property to the opening on Peg Spengler Way. This section of wall abuts a row of mound tombs and is the first priority due to its advancing state of disrepair and possibility of collapse.

In this second phase of the restoration, work to repair and rebuild the failing perimeter wall will begin where Phase 1 is set to leave off, at the wall opening for the walking path that bifurcates the site. From here, the work will continue along Peg Spengler way towards the Robbins Library and turn the corner at the First Parish UU Church. The Sunshine Nursery School uses the outdoor space on the other side of the deteriorating wall. Restoration work will continue along the wall until approximately the point where the wall meets the northeast mound tombs.

# Winfield Robbins Memorial Garden Project

Town of Arlington / Friends of the Robbins Town Gardens Recommended funding: \$65,625

Town Meeting awarded \$643,213 in FY2018 CPA funding to restore the water features at the center of the Winfield Robbins Memorial Garden (between Town Hall and Robbins Library). This work included rebuilding the reflecting pool consistent with the historic design and intent, repairing the two upper pools and installing new mechanical systems that control the water for the pools and waterfall in a renovated vault that will remain dry and safe. Displaced stones in the grotto and waterfall were reinstalled.

Some plantings were added in the grotto area during this initial phase, but the project did not encompass restoring the historic plantings that provide the woodland backdrop to the Menotomy Indian Hunter. This project would complete the restoration of the historic landscape.

# 3. CPA Budget for FY2021

The table on the next page shows the recommended CPA budget with revenue sources for FY2021, which begins July 1.

## CPA Revenues and Other Available Funds

As with the operating and capital budgets, Town Meeting appropriates CPA expenditures primarily from anticipated CPA revenues for the coming fiscal year (est. \$1,975,306). Those revenues are comprised of local receipts from the CPA property tax surcharge, plus annual distributions from the state CPA trust fund. Revenues have been estimated conservatively, as evidenced by a significant surplus of actual revenues over projections every year since CPA began in Arlington.

Town Meeting may also appropriate CPA project funds from the unrestricted CPA fund balance, currently \$405,733.1

# **CPA** Expenditures

The committee is recommending a FY2021 CPA budget of \$2,138,742, comprised of \$1,584,421 for seven CPA projects, \$500,000 in dedicated reserves for future affordable housing needs, and \$54,321 for the CPA administrative expenses account. As detailed in the recommended votes section, the source for these appropriations includes \$163,436 from the unrestricted CPA fund balance in addition to projected FY2021 CPA revenues.

State law requires that every year, Town Meeting either spends or reserves a minimum of 10% of anticipated CPA revenues for each of the three CPA areas of interest (open space/recreation, community housing, and historic preservation). We ensure annual compliance with this statutory requirement by executing accounting transfers in the first of the three Town Meeting votes on the CPA budget.

The recommended CPA projects are detailed in the prior section. All CPA awards to non-Town entities require a grant agreement between the Town and the awardee specifying terms and conditions required by the Committee or otherwise required by the Town. Funds for CPA projects are progressively disbursed upon documentation of actual expenses incurred. Undisbursed funds remaining after the completion of a project return to the local CPA fund balance for future CPA project appropriation by Town Meeting.

The CPA committee is requesting 2.75% of expected CPA revenues for program administrative expenses, a substantially smaller percentage than the 5% permitted by the state CPA law. The administrative expenses account protects the Town's operating budget from CPA operating costs wherever allowed by law. Such expenses could include signage and plaques, legal consultation, environmental or land surveys, or other necessary due diligence. The Committee also requires staff support for administering the CPA program; using CPA administrative funds for this purpose avoids unnecessary use of the operating budget for Town employee time. By law, the unspent balance is returned at the end of each fiscal year to Arlington's CPA fund for future projects.

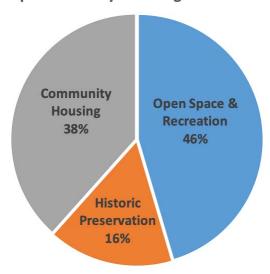
<sup>&</sup>lt;sup>1</sup> The unrestricted CPA fund balance is comprised of \$217,868 in state CPA distributions exceeding projections; \$142,397 in FY2019 tax surcharge collections exceeding projections; and \$45,468 in unspent funds from the FY2019 CPAC administrative expenses account.

# **Expenditures by CPA Program Area**

# FY2021 CPA Budget

# **AVAILABLE FUNDS**

Estimated FY2021 CPA Revenues	
Local CPA tax surcharge receipts (projected)	\$ 1,800,000
State matching funds (projected)	\$ 175,306
total revenues	\$ 1,975,306
Other available funds	
Unrestricted CPA fund balance	\$ 405,733
TOTAL AVAILABLE FUNDS	\$ 2,381,039



# **EXPENDITURES & RESERVES**

CPA Projects	-	en Space & ecreation	Historic eservation	mmunity Housing	TOTALS
Arlington Reservoir Phase II Construction	\$	587,000			\$ 587,000
Mill Brook and Wellington Park Revitalization Phase III	\$	325,000			\$ 325,000
Open Space and Recreation Plan Update, 2022-2029	\$	35,000			\$ 35,000
Old Burying Ground Restoration Phase II			\$ 193,773		\$ 193,773
Historic Preservation of the Jason Russell House			\$ 78,023		\$ 78,023
Winfield Robbins Memorial Garden Project			\$ 65,625		\$ 65,625
Arlington Emergency Tenant Assistance Program				\$ 300,000	\$ 300,000
Program Reserves					
Community Housing Reserve Account				\$ 500,000	\$ 500,000
TOTAL PROJECTS AND PROGRAM RESERVES	\$	947,000	\$ 337,421	\$ 800,000	\$ 2,084,421
Expenses					
CPAC administrative expenses					\$ 54,321

# **TOTAL FY2021 CPA EXPENDITURES**

\$ 2,138,742

Unrestricted CPA fund balance after expenditures

\$ 242,297

## 4. Recommended Votes - Articles 66 & 67

# ARTICLE 66 COMMUNITY PRESERVATION PLAN

To see if the Town will accept, receive, or resolve to endorse the Community Preservation Plan adopted by the Community Preservation Act Committee; or take any action related thereto.

VOTED: That no action be taken

COMMENT: The completion of an updated plan was delayed due to the pandemic. The Committee will present an updated plan at a future Town Meeting.

#### **ARTICLE 67**

# APPROPRIATION/ COMMUNITY PRESERVATION FUND

To see if the Town will vote to make appropriations from the Community Preservation Fund for eligible community preservation projects; for community preservation reserve accounts for historic preservation, open space and recreation, and affordable housing; for Community Preservation Act Committee administrative expenses or other eligible expenses; or take any action related thereto.

Recommended votes on this article are divided into three sections: (a) votes to transfer funds to temporary dedicated reserves, as explained in the vote comment; (b) votes on the seven CPA projects, and (c) a vote on administrative expenses. The moderator generally elects to address all of the sections in a single vote.

#### VOTED:

- (1) That the Town take the following actions regarding dedicated CPA project area reserves:
  - (a) Transfer the sum of \$197,531 from FY2021 Community Preservation Fund revenues to a <u>CPA Open Space and Recreation Reserve account</u>, for later Town Meeting appropriation for open space and recreational land purposes;
  - (b) Transfer the sum of \$197,531 from FY2021 Community Preservation Fund revenues to a <u>CPA Historic Preservation Reserve account</u> for later Town Meeting appropriation for historic preservation purposes; and
  - (c) Transfer the sum of \$500,000 from FY2021 Community Preservation Fund revenues to a <u>CPA Community Housing Reserve account</u> for later Town Meeting appropriation for community housing purposes.

#### COMMENT:

These transfers, taken immediately prior to the CPA project appropriation votes that follow, ensure that the Town complies with the state legal requirement to either appropriate or reserve at least 10% of estimated annual CPA revenues (est. \$1,975,306). Transfers (a) and (b) are at 10% of estimated revenues. Transfer (c) is a larger reserve for future housing needs, explained on page 3.

Although the transferred funds in (a) and (b) are immediately recommended for appropriation in their entirety in the next vote, this action ensures that the Town maintains compliance should Town Meeting reduce or reject the recommended appropriations, or does not become retroactively out of compliance with state law should any approved project not proceed as planned (In such an event, the reserved funds would remain in or be returned to the dedicated account for future appropriation in that CPA project area.)

- (2) That the Town take the following actions to appropriate funds for FY2021 CPA projects, with each project considered a separate appropriation:
  - (a) Appropriate the sum of \$587,000 for the <u>Arlington Reservoir Phase II Construction</u> project for the preservation of open space and the rehabilitation of recreational land, with \$197,531 being appropriated from the CPA Open Space and Recreation Reserve account, and \$389,469 being appropriated from FY2021 Community Preservation Fund revenues, said funds to be expended under the direction of the Park and Recreation Commission and the Community Preservation Act Committee;
  - (b) Appropriate the sum of \$193,773 from the CPA Historic Preservation account for the <u>Old Burying Ground Restoration Phase II</u> project for the preservation of historic resources, said funds to be expended under the direction of the Town Manager, Cemetery Commission, Historical Commission, and the Community Preservation Act Committee;
  - (c) Appropriate the sum of \$78,023 from FY2021 Community Preservation Fund revenues for the <u>Historic Preservation of the Jason Russell House</u> project for the preservation of historic resources, subject to the condition that a grant agreement between the Arlington Historical Society and the Town be executed, said funds to be expended under the direction of the Arlington Historical Society and the Community Preservation Act Committee;
  - (d) Appropriate the sum of \$300,000 for the Arlington Emergency Tenant Assistance project for the support of community housing, with \$136,564 being appropriated from FY2021 Community Preservation Fund revenues, and \$163,436, being appropriated from the unrestricted Community Preservation Fund balance, said funds to be expended under the direction of the Department of Planning and Community Development and the Community Preservation Act Committee;
  - (e) Appropriate the sum of \$325,000 from FY2021 Community Preservation Fund revenues for the Mill Brook and Wellington Park Revitalization Phase III project for the preservation of open space and the rehabilitation of recreational land, subject to the condition that a grant agreement between the Mystic River Watershed Association and the Town be executed, said funds to be expended under the direction of the Mystic River Watershed Association and the Community Preservation Act Committee;
  - (f) Appropriate the sum of \$35,000 from FY2021 Community Preservation Fund revenues for the <u>Open Space and Recreation Plan Update 2022-2029</u> project for the preservation of open space, such funds to be expended under the direction of the Open Space Committee and the Community Preservation Act Committee;

(g) Appropriate the sum of \$65,625 for the Winfield Robbins Memorial Garden project for the preservation of historic resources, with \$3,758 being appropriated from the CPA Historic Preservation Reserve account, and \$61,867 being appropriated from FY2021 Community Preservation Fund revenues, such funds to be expended under the direction of the Town Manager, Friends of the Robbins Town Hall Garden, and the Community Preservation Act Committee.

#### COMMENT:

The Committee recommends the above CPA projects to Town Meeting for FY2021 funding, having carefully vetted each application for compliance with the CPA law, feasibility, importance, cost justification, sustainability and other criteria.

(3) That the Town take the following action regarding administrative expenses:

Appropriate \$54,321 from FY2021 Community Preservation Fund revenues to the <u>CPA</u> <u>Administrative Expenses account</u> for eligible FY2021 administrative expenses, such funds to be expended under the direction of the Community Preservation Act Committee.

COMMENT: These expenses are explained on page 8.

The CPA Committee's vote on all recommendations was unanimous.

## **APPENDIX**

This table summarizes the funding sources for each of the preceding transfer and appropriations votes.

Budget sourcing for Article 67 vote language	FY21 CPA revenues				Unrestricted CPA fund balance		EXPENDITURE TOTALS	
RESERVES								
CPA Open Space and Recreation Reserve account (10%)	\$	197,531					\$	-
CPA Historic Preservation Reserve account (10%)	\$	197,531					\$	-
Community Housing Reserve Account	\$	500,000					\$	500,000
PROJECTS								
Arlington Reservoir Phase II Construction	\$	389,469	\$	197,531			\$	587,000
Old Burying Ground Restoration Phase II			\$	193,773			\$	193,773
Historic Preservation of the Jason Russell House	\$	78,023					\$	78,023
Arlington Emergency Tenant Assistance Program	\$	136,564			\$	163,436	\$	300,000
Mill Brook and Wellington Park Revitalization Phase III	\$	325,000					\$	325,000
Open Space and Recreation Plan	\$	35,000					\$	35,000
Winfield Robbins Memorial Garden	\$	61,867	\$	3,758			\$	65,625
EXPENSES								
CPAC administrative expenses	\$	54,321		·			\$	54,321
TOTAL CPA EXPENDITURES							\$	2,138,742

The first two reserve transfers are not included in the expenditure totals as they are immediately appropriated in their entirety