

COMMONWEALTH OF MASSACHUSETTS  
CITY OF LOWELL

In City Council

VOTE

A Vote to act on the recommendation of the Community Preservation Committee on the Fiscal Year 2026 Community Preservation Budget and to appropriate or reserve for later appropriation monies from Community Preservation Fund annual revenues or available funds for the administrative expenses of the Community Preservation Committee, the payment of debt service, the undertaking of Community Preservation projects, and all other necessary and proper expense for the year, or take and other action relative thereto.

**NOW, THEREFORE, IT IS VOTED BY THE CITY COUNCIL OF THE CITY OF LOWELL BY A TWO-THIRDS VOTE OF ALL ITS MEMBERS,** as follows:

**Ordered:** To appropriate or reserve from Community Preservation Fund annual revenues or available funds the amounts recommended by the Community Preservation Committee for committee administrative expenses, debt service, community preservation projects and other expenses in Fiscal Year 2026, with each item to be considered a separate appropriation.

PROPOSED FISCAL YEAR 2026 COMMUNITY PRESERVATION BUDGET

THE COMMUNITY PRESERVATION COMMITTEE RECOMMENDS THAT THE FOLLOWING AMOUNTS BE APPROPRIATED OR RESERVED FROM FISCAL YEAR 2026 COMMUNITY PRESERVATION FUND REVENUES, UNLESS OTHERWISE SPECIFIED, FOR FISCAL YEAR 2026 COMMUNITY PRESERVATION PURPOSES WITH EACH ITEM CONSIDERED A SEPARATE APPROPRIATION:

PURPOSE	RECOMMENDED AMOUNT	CPA FUNDING SOURCE (if other than annual fund revenues)
<b>Appropriations</b> 1. Administrative Expenses 2. For the acquisition of Rollie's Farm debt service (open space)	1. \$62,600 2. \$87,462.08	CPA Revenue
<b>Reserves</b> a. Budgeted Reserves b. Open Space c. Historic Resources d. Community Housing	a. \$625,800 b. \$37,537.92 c. \$125,000 d. \$313,200	CPA Revenue

**ORDER RECOMMENDED AND INTRODUCED BY:**



Thomas A. Golden, Jr., City Manager

**CITY OF LOWELL  
 BALANCE SHEET FOR 2025 11**

FUND: 1713 CPA			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
<b>ASSETS</b>				
1713	104000	CASH UNRESTRICTED CHECKNG	-71,483.00	4,627,885.35
1713	152020	2020 CPA RECEIVABLE	.00	33.23
1713	152021	2021 CPA RECEIVABLE	.00	-27.02
1713	152022	2022 CPA RECEIVABLE	.00	-148.27
1713	152023	2023 CPA A/R	.00	140.07
1713	152024	2024 CPA A/R	-9.54	-88.54
1713	152025	2025 CPA A/R	-28,433.52	29,909.66
	<b>TOTAL ASSETS</b>		<b>-99,926.06</b>	<b>4,657,704.48</b>
<b>LIABILITIES</b>				
1713	262500	DEF REV CPA SURCHARGE	28,443.06	-29,819.13
	<b>TOTAL LIABILITIES</b>		<b>28,443.06</b>	<b>-29,819.13</b>
<b>FUND BALANCE</b>				
1713	321100	ENCUMBRANCES	-100,000.00	1,527,258.47
1713	359000	UNDESIGNATED FUND BALANCE	.00	-1,573,186.37
1713	383000	BUD FB RES FOR ENCUMBRANCE	100,000.00	-1,527,258.47
1713	384000	BUD FB UNRESERVED	.00	3,388,833.66
1713	386100	RES OPEN SPACE/RECREATION	.00	-220,422.25
1713	386200	RES HIST PRESERVATION	.00	-125,000.00
1713	386300	RES AFFORD HOUSING	.00	-125,000.00
1713	386400	ANNUAL BUDGETED RESERVE	.00	-814,400.00
1713	388000	APPROPRIATIONS	.00	-6,399,034.93
1713	391000	REVENUE CONTROL	-28,517.00	-2,798,879.28
1713	393000	EXPENDITURE CONTROL	100,000.00	1,029,002.55
1713	394000	ESTIMATED REVENUES	.00	3,010,201.27
	<b>TOTAL FUND BALANCE</b>		<b>71,483.00</b>	<b>-4,627,885.35</b>
<b>TOTAL LIABILITIES + FUND BALANCE</b>			<b>99,926.06</b>	<b>-4,657,704.48</b>

\*\* END OF REPORT - Generated by Kelly Oakes \*\*

**CITY OF LOWELL**  
**COMMUNITY PRESERVATION FUND**  
EXPENDITURES AS OF MAY 25 - LIFE TO DATE

FOR 2025 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>1713 CPA</b>							
<b>17130005 CPA</b>							
ADMINISTRATIVE COSTS	480,218.76	-351,144.94	129,073.82	80,476.37	766.47	47,830.98	62.9%
BELL BELL AND WHEEL REPLACEMENT	12,000.00	.00	12,000.00	.00	.00	12,000.00	.0%
CLMNT CLEMENTE PARK CAPITAL	110,000.00	.00	110,000.00	.00	110,000.00	.00	100.0%
CROSS ACRE CROSSING REDEVELOPMEN	196,516.70	566,683.30	763,200.00	763,200.00	.00	.00	100.0%
DTL DOWNTOWN LWL BLDG RESTORAT	500,000.00	.00	500,000.00	.00	500,000.00	.00	100.0%
FTHB FIRST TIME HOMEBUYER PROGR	500,000.00	.00	500,000.00	500,000.00	.00	.00	100.0%
GIRLS GIRLS INC	135,000.00	.00	135,000.00	135,000.00	.00	.00	100.0%
GLASS STAINED GLASS RESTORATION	473,713.00	.00	473,713.00	.00	.00	473,713.00	.0%
GORHM GORHAM STREET AREA	178,100.00	.00	178,100.00	178,100.00	.00	.00	100.0%
HADLE HADLEY HOUSE VETERANS HOUS	150,000.00	.00	150,000.00	.00	.00	150,000.00	.0%
LIVE A PLACE TO LIVE AFFORD/HSG	72,800.00	.00	72,800.00	6,390.00	66,410.00	.00	100.0%
MDLSX 635 MIDDLESEX ST RESTORATI	100,000.00	.00	100,000.00	100,000.00	.00	.00	100.0%
MRMCK MERRIMACK STREET	220,000.00	.00	220,000.00	220,000.00	.00	.00	100.0%
ODONN O'DONNELL PARK CAPITAL IMP	550,082.00	.00	550,082.00	.00	550,082.00	.00	100.0%
ROLLI ROLLIE'S FARM	1,500,000.00	.00	1,500,000.00	1,500,000.00	.00	.00	100.0%
STGEO ST GEORGE CHURCH DOME REST	50,000.00	.00	50,000.00	.00	50,000.00	.00	100.0%
WHSTL WHISTLER HOUSE MUSEUM/ART	100,000.00	.00	100,000.00	.00	.00	100,000.00	.0%
TOTAL CPA	5,328,430.46	215,538.36	5,543,968.82	3,483,166.37	1,277,258.47	783,543.98	85.9%
<b>17130006 CPA PROJECTS - FY2024</b>							
150MD CPA - 150 MIDDLESEX ST	200,000.00	.00	200,000.00	200,000.00	.00	.00	100.0%
MMILL CPA - MASS MILLS RESTORATI	146,089.11	.00	146,089.11	.00	.00	146,089.11	.0%
SFFLK CPA FUND - SUFFOLK PLACE	200,000.00	.00	200,000.00	.00	200,000.00	.00	100.0%
VLAHO CPA PROJECT VLAHOS	265,000.00	.00	265,000.00	215,000.00	50,000.00	.00	100.0%
TOTAL CPA PROJECTS - FY2024	811,089.11	.00	811,089.11	415,000.00	250,000.00	146,089.11	82.0%
<b>17130020 CLOSED ORG ON RE-USED FUND</b>							
TOTAL CLOSED ORG ON RE-USED FU	-44,530.48	43,977.00	-553.48	189,813.01	.00	-190,366.49*****%	

**CITY OF LOWELL**  
**COMMUNITY PRESERVATION FUND**  
 EXPENDITURES AS OF MAY 25 - LIFE TO DATE

FOR 2025 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL CPA	6,094,989.09	259,515.36	6,354,504.45	4,087,979.38	1,527,258.47	739,266.60	88.4%
GRAND TOTAL	6,094,989.09	259,515.36	6,354,504.45	4,087,979.38	1,527,258.47	739,266.60	88.4%

\*\* END OF REPORT - Generated by Kelly Oakes \*\*

**CITY OF LOWELL**  
**COMMUNITY PRESERVATION FUND**  
 EXPENDITURES AS OF MAY 25 - LIFE TO DATE

REPORT OPTIONS

Sequence	Field #	Total	Page Break
Sequence 1	1	Y	N
Sequence 2	9	Y	N
Sequence 3	12	Y	N
Sequence 4	0	N	N

Report title:  
 COMMUNITY PRESERVATION FUND

Includes accounts exceeding 0% of budget.

Print totals only: Y  
 Print Full or Short description: S  
 Print full GL account: N  
 Format type: 2  
 Double space: N  
 Suppress zero bal accts: Y  
 Include requisition amount: N  
 Print Revenues-Version headings: N  
 Print revenue as credit: Y  
 Print revenue budgets as zero: N  
 Include Fund Balance: N  
 Print journal detail: N

Year/Period: 2025/11  
 Print MTD Version: N

Roll projects to object: N  
 Carry forward code: 1

From Yr/Per: 2022/ 1  
 To Yr/Per: 2022/13  
 Include budget entries: Y  
 Incl encumb/liq entries: Y  
 Sort by JE # or PO #: J  
 Detail format option: 1  
 Include additional JE comments: N  
 Multiyear view: L  
 Amounts/totals exceed 999 million dollars: N

Find Criteria  
 Field Name            Field value

Fund                    1713

FUNCTION  
 DEPARTMENT  
 AP/UM/OET  
 DOE/PROGS  
 FY/GRADE  
 LEVEL  
 CATEGORY  
 Character Code  
 Org  
 Object  
 Project  
 Account type            Expense

**CITY OF LOWELL**  
**COMMUNITY PRESERVATION FUND**  
REVENUE AS OF MAY 25 - FISCAL YR VIEW

FOR 2025 11

	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL YTD REVENUE	REMAINING REVENUE	PCT COLL
<b>1713 CPA</b>						
<b>1713 CPA</b>						
490000 PRINC/PROCEEDS BOND SALES	-3,947,426.00	.00	-3,947,426.00	-1,500,000.00	-2,447,426.00	38.0%
TOTAL CPA	-3,947,426.00	.00	-3,947,426.00	-1,500,000.00	-2,447,426.00	38.0%
<b>17130005 CPA</b>						
410020 CPA SURCHARGE FY20	724.66	.00	724.66	-99.65	824.31	-13.8%
410022 CPA SURCHARGE FY 22	161,126.30	.00	161,126.30	-103.15	161,229.45	-.1%
410023 CPA 2023	1,937,627.30	.00	1,937,627.30	-36.75	1,937,664.05	.0%
410024 CPA 2024	2,085,947.34	.00	2,085,947.34	-7,625.03	2,093,572.37	-.4%
410025 CPA 2025	.00	.00	.00	-1,097,657.19	1,097,657.19	100.0%
417103 CPA SURCHARGE P&I	7,813.80	.00	7,813.80	-1,713.51	9,527.31	-21.9%
482001 INT. ON INVESTMENTS	478,814.20	.00	478,814.20	.00	478,814.20	.0%
488510 MISC. OTHER STATE GRANTS	1,338,488.00	.00	1,338,488.00	-191,644.00	1,530,132.00	-14.3%
TOTAL CPA	6,010,541.60	.00	6,010,541.60	-1,298,879.28	7,309,420.88	-21.6%
TOTAL CPA	2,063,115.60	.00	2,063,115.60	-2,798,879.28	4,861,994.88	-135.7%
GRAND TOTAL	2,063,115.60	.00	2,063,115.60	-2,798,879.28	4,861,994.88	-135.7%

\*\* END OF REPORT - Generated by Kelly Oakes \*\*

**CITY OF LOWELL**  
**COMMUNITY PRESERVATION FUND**  
REVENUE AS OF MAY 25 - FISCAL YR VIEW

REPORT OPTIONS

Sequence	Field #	Total	Page Break
Sequence 1	1	Y	N
Sequence 2	9	Y	N
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Sequence 4	0	N	N

Report title:  
COMMUNITY PRESERVATION FUND

Includes accounts exceeding 0% of budget.

Print totals only: Y  
Print Full or Short description: S  
Print full GL account: N  
Format type: 2  
Double space: N  
Suppress zero bal accts: Y  
Include requisition amount: N  
Print Revenues-Version headings: Y  
Print revenue as credit: Y  
Print revenue budgets as zero: N  
Include Fund Balance: N  
Print journal detail: N  
From Yr/Per: 2022/ 1  
To Yr/Per: 2022/13  
Include budget entries: Y  
Incl encumb/liq entries: Y  
Sort by JE # or PO #: J  
Detail format option: 1  
Include additional JE comments: N  
Multiyear view: F  
Amounts/totals exceed 999 million dollars: N

Year/Period: 2025/11  
Print MTD Version: N

Roll projects to object: N  
Carry forward code: 1

Find Criteria  
Field Name            Field value

Fund                    1713

FUNCTION  
DEPARTMENT  
AP/UM/OET  
DOE/PROGS  
FY/GRADE  
LEVEL  
CATEGORY  
Character Code  
Org  
Object  
Project  
Account type            Revenue



Thomas A. Golden Jr.  
*City Manager*

Yovani Baez-Rose  
*Assistant City Manager/DPD Director*

**MEMORANDUM**

TO: Thomas A. Golden, City Manager

FROM: Yovani Baez-Rose, Assistant City Manager/DPD Director

CC: Conor Baldwin, Chief Financial Officer

DATE: May 22, 2025

RE: Vote to Appropriate the FY2026 CPA Budget

The Community Preservation Committee ('CPC') has forwarded a request to appropriate monies from the Community Preservation Fund for FY2026. Every year, the Community Preservation Committee (CPC) is required to prepare an annual CPA budget, which is then voted on by the legislative body (City Council). The finance department has worked with DPD to assist the CPC in recommending a total based on the FY2026 estimate for revenue. The total revenue figure should include an estimate of the CPA local surcharge revenue, plus the estimated matching money to be received in November from the CPA Trust Fund. The annual budget breaks it down into the various CPA accounts.

The CPC is required to spend, or set aside for later spending, a minimum of 10% of annual CPA revenues for each of the main three CPA purposes – Historic Preservation, Open Space (including Outdoor Recreation), and Community Housing. Each year, the CPC also has the option of requesting that the Council appropriate up to 5% of annual CPA revenues for the CPC's administrative needs during the fiscal year.

Please do not hesitate to let me know if there are any questions.



Thomas A. Golden, Jr.  
*City Manager*

Shawn Machado  
*Assistant City Manager*

May 27, 2025

Mayor Daniel Rourke  
And  
Members of the Lowell City Council

Dear Mayor Rourke and Members of the Lowell City Council,

I am hereby requesting that the City Council vote to appropriate funding from the Community Preservation Fund, consistent with the recommendations made by the Community Preservation Committee ('CPC'). Pursuant to the Community Preservation Act and the rules of the Department of Revenue, a vote of the City Council is also required to approve the recommendation of the CPC to appropriate the annual budget.

Enclosed with this letter are balance sheets from the City Auditor which include details on the current balance in the fund and a memo from Yovani Baez-Rose, Assistant City Manager/DPD Director, regarding the action of the CPC.

Please do not hesitate to let me know if there are any questions.

Sincerely,

Thomas A. Golden, Jr.  
City Manager

CC: Conor Baldwin, Chief Financial Officer  
Yovani Baez-Rose, Assistant City Manager/DPD Director