

3.14.19

**Report for March 14, 2019 to  
Town of Harwich Community Preservation Committee  
15-acre Cornelius Pond Woodlands Project**

**BUDGET: PROJECT ACQUISITION & LAND STEWARDSHIP COSTS**

Land Purchase Price:	\$ 800,000
Appraisal	\$ 800
Technical Assistance	\$ 1,500
Fundraising costs	\$ 1,000
Closing/Legal costs	\$ 2,500
Land Stewardship (parking, trailhead, engineering)	<u>\$ 50,000</u>
<b>TOTAL COSTS:</b>	<b>\$855,800</b>

**BUDGET: FUNDING SOURCES**

Challenge donor	\$425,000	(received)
Town of Harwich	\$200,000	(approved by May 8, 2018 Town Meeting vote)
Conservation Partnership Grant	\$ 85,000	(approved January 21, 2019)
Fields Pond Foundation	\$ 20,000	(received)
Malcolm C. Damuth Foundation	\$ 10,000	(received)
HCT fundraising	<u>\$115,800</u>	(received from selected donors)
<b>TOTAL FUNDING:</b>	<b>\$855,800</b>	

➤ **PROJECT SCHEDULE:**

October 2015	HCT and Seller begin negotiations. HCT performs due diligence.
January 2016	HCT and Seller sign Purchase & Sale agreement with The Compact of Cape Cod Conservation Trusts as pre-acquisition agent. HCT begins fundraising.
July 2017	In order to meet Seller's closing requirement of July 2017 as well as give HCT time to seek Town, State, and private funds, HCT has The Compact of Cape Cod Conservation Trusts buy-and-hold the property until June 2019.
May 2018	Harwich Town Meeting voters unanimously approve \$200,000 in Community Preservation Act (CPA) funds for project in exchange for a conservation restriction.
June 2018	Harwich Conservation Commission votes its commitment to accept a permanent conservation restriction on the property.
July 2018	HCT submits Conservation Partnership grant application to the State.
August-Dec. 2018	HCT continues fundraising.
Jan. 2019	State announces Conservation Partnership awards. HCT signs State contract and submits conservation restriction (CR) to State for review. Fundraising complete.
Feb. 2019	Town of Harwich Select Board approves purchase & sale agreement that governs transfer of CR from HCT to Town and \$200,000 in CPA funds from Town to HCT.
March 2019	HCT purchases property from The Compact, which was temporarily holding the land.
April-May 2019	Conservation restriction (CR) approvals obtained and CR recorded to certify transfer of CR from HCT to Town for CPA compliance. HCT submits compliance documents to State with reimbursement request.



# Map of 15-acre Landscape on Cornelius Pond in Context of Surrounding Environmental Resources

