



**EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS**  
Rebecca Tepper, Secretary  
Grant Announcement

**BID ENV 25 DCS 04**  
Dated: March 7, 2024

**Parkland Acquisitions and Renovations for Communities (PARC) Grant Program**  
FY 25

**BID#: BD-24-1042-ENV-ENV01-99447**

**I. GRANT OPPORTUNITY SUMMARY:**

**A. PROPOSALS SOUGHT FOR:** Financial assistance to municipalities for the acquisition of recreation land, development of new parks, or the renovation of existing parks.

**B. OVERVIEW AND GOALS:** The Executive Office of Energy and Environmental Affairs (EEA) protects, conserves, and restores the natural resources of the Commonwealth. To fulfill this mission, Rebecca Tepper, Secretary of EEA, is making available funding for the FY 25 Parkland Acquisitions and Renovations for Communities (PARC) Grant Program. This program is intended to provide funding to cities and towns to acquire and develop land for park and outdoor recreation purposes.

The PARC Grant Program is a component of the Healey-Driscoll's Administration's goal of providing recreational opportunities for all Massachusetts residents. It is a reimbursement program.

The PARC Grant Program also supports Executive Order 569, which calls for state government to adapt to climate change and build a more resilient Commonwealth, by including resiliency criteria in its scoring and incorporating priority projects from EEA's Municipal Vulnerability Preparedness program.

**C. ELIGIBLE PROJECTS:** Eligible projects are those for the purchase of parkland, development of a new park, or renovation of an existing park. (See further detail on eligible projects in Section 2B.)

**D. ELIGIBLE APPLICANTS:** This BID is open to municipalities that have Open Space and Recreation Plans that are approved or currently under review by DCS (see further detail on eligible applicants in Section 2A).

**E. APPLICATION DEADLINE:** Thursday, July 11, 2024 at 3:00 pm. (See further detail on deadlines and grant program calendar in Section 4.)

**F. FUNDING AVAILABILITY:** The maximum reimbursement available for each grant is \$500,000. See further detail on Funding Availability in Section 2D.

**G. BUDGET REQUIREMENT:** This is a reimbursement grant program. Applicants selected to receive funding must demonstrate the ability to pay for the project through a municipal vote that appropriates 100% of the total project cost. (See further detail on budget requirement in Section 2E.)

**H. TOTAL ANTICIPATED DURATION OF CONTRACT(S):** Contracts issued pursuant to this BID must expend all approved costs on or before June 30, 2025, or June 30, 2026, depending on the specific project, to be eligible for the total grant reimbursement amount (see further detail on anticipated duration of contract(s) in Section 2G).

**I. REGULATIONS, STATUTES, OR AUTHORIZATION GOVERNING THIS GRANT PROGRAM:** This BID is issued according to 301 CMR 5.00, 815 CMR 2.00 (Grants and Subsidies), and Chapter 102, Section 2A of the Acts of 2021 (An Act Relative to Immediate Covid-19 Recovery Needs). Note that application of funds from Chapter 102, Acts of 2021 to grant programs is at the discretion of the Secretary. All properties for which grant assistance is provided must be open to the general public (not local residents only) for appropriate active recreational use. All properties acquired or developed will become protected parkland under Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, dedicated to recreation use in accordance with M.G.L. Chapter 45.

**J. CONTACT INFORMATION:** Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street – Suite 900  
Boston, MA 02114  
(857) 274-7173  
[melissa.cryan@mass.gov](mailto:melissa.cryan@mass.gov)  
<https://www.mass.gov/how-to/apply-to-the-parkland-acquisitions-and-renovations-for-communities-parc-grant-program>

## 2. Performance and Contract Specifications

**A. ELIGIBLE APPLICANTS:** This BID is open to

- Municipalities

*Community requirements:* Communities must have an approved Open Space and Recreation Plan on file with the Division of Conservation Services by the application deadline. See more information below.

*Population requirements:* Cities of any size, Cape Cod communities, and towns with more than 35,000 residents are eligible for the grant maximum of \$500,000. Towns with less than 35,000 residents are eligible for a Small Town grant, which has a maximum grant award of \$100,000, unless the proposed project is accessible via public transportation (within a ½ mile walk) and/or has parking for 100 cars. Those projects will be eligible for the grant maximum of \$500,000.

*Small Town grants:* A sum of \$400,000 will be held aside to fund Small Town grants. Applications from towns with less than 35,000 residents that are applying under the Small Town grant category will compete only with other Small Town applicants.

*Multiple applications:* Given the high volume of applications in recent grant rounds, EEA reserves the right to limit awards to one per municipality; however, each municipality is welcome to submit multiple applications. A second application from a municipality may be funded if it is located in another community. Projects involving renovations of the same type in multiple parks, such as resurfacing playgrounds or installation of spray parks, may be packaged into one application. Proposals with themes that incorporate many parks and projects under one umbrella, such as “Improving the Historic District”, must be submitted as individual applications and may not be consolidated into a single application. Unrelated renovations must be submitted as individual applications.

**B. ELIGIBLE PROJECT(S)/SCOPE(S) OF WORK:** EEA seeks to further the protection of suitable conservation and recreation land within the Commonwealth, as well as making more land available for recreation in underserved areas. To this end, financial assistance is available to municipalities for the

acquisition of recreation land, development of new parks, or the renovation of existing parks. Please note that PARC grants may fund park designs only if the design work is included as part of construction project. PARC grants may fund solely construction work, with no design. Exceptions may be made in rare circumstances at EEA's sole discretion.

Artificial turf fields will not be eligible for funding through the PARC grant in FY 25.

*Eligibility – communities must:*

1. Have an approved Open Space and Recreation Plan on file with the Division of Conservation Services by the application deadline. A community submitting a draft plan with its application must have completed its public participation process and the draft plan must include all nine required sections. Sections 6-9 of the Plan must be final, with the potential of additional edits to be made in Sections 1-5, post-submission. If awarded a grant, completion and final approval of a community's OSRP will be a condition of final payment. A community's OSRP status can be found [here](#). For more information on OSRPs, contact Melissa Cryan at [melissa.cryan@mass.gov](mailto:melissa.cryan@mass.gov).
2. Submit a grant application for land acquisition prior to the acquisition of the subject property (land already owned by the community is not eligible for an acquisition grant award). Property that is purchased before receiving an executed contract from DCS **will not** be eligible for reimbursement. However, land purchased by a non-profit organization no earlier than January 1, 2024 with the sole intention of pre-purchasing the land until the Applicant receives a potential PARC grant may be eligible for funding. Any exercise of this exemption is at the risk of the non-profit organization and the Applicant. Costs associated with the development or renovation of a park before receiving an executed contract from DCS **will not** be reimbursed.
3. Have no unresolved protected open space conversion issues with the Executive Office of Energy and Environmental Affairs (see EEA's [Article 97 Disposition Policy](#)).
4. Submit an appraisal(s), if applicable (see [EEA's Specifications for Analytical Narrative Appraisal Reports](#)).
  - Parcels with an estimated value of under \$28,000 – one certified appraisal report, restricted appraisal report, or contracted market analysis.
  - Parcels with an estimated value between \$28,000 and \$72,000 – one certified appraisal report or restricted appraisal report.
  - Parcels with an estimated value between \$72,000 and \$750,000 – one certified appraisal report.
  - Parcels with an estimated value of over \$750,000 – one certified appraisal report. Applicants are strongly encouraged to obtain a second appraisal report or review appraisal.

*Program regulation reminder:* It is a requirement that any property acquired with DCS grant assistance includes language in the deed so that it is protected parkland under Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, dedicated to recreation use in accordance with M.G.L. Chapter 45. All properties for which grant assistance is provided must be open to the general public (not local residents only) for appropriate active recreational use. No major alteration of the property, or changes in the proposed uses, at any point in the future can take place without the prior approval of EEA.

**C. EVALUATION CRITERIA:** Each application will be scored using the following measures (see Attachment B for a more detailed description of the evaluation criteria):

- An evaluation of the project's quality, including consistency with current EEA priorities (60%)
- An evaluation of the demographic and other characteristics of the community (40%)

In order to support the Municipal Vulnerability Program (MVP), MVP communities with applications that rate in the top two-thirds of those received will receive up to five bonus points, if the application meets two criteria:

1. The applicant is an MVP community and
2. The MVP plan includes priority implementation project(s) relevant to parks and land conservation, such as tree planting or land acquisitions in floodplains.

If the MVP plan has no connections to land conservation, the application will not receive extra points.

More information on the MVP can be found online [here](#).

A project Selection Committee composed of members of the EEA staff will review all applications. After completing preliminary review, site visits, and ratings, the Selection Committee will develop comments and draft recommendations, with or without conditions. These draft recommendations are subject to further review, including by EEA senior management and by the Secretary of EEA, prior to final approval.

**D. FUNDING AVAILABILITY, BUDGETING GUIDELINES & ALLOWABLE EXPENDITURES:**

Reimbursement rate: 52% to 70% of the total project cost based on the applicant community’s equalized valuation per capita decile rank. Community reimbursement rates are available [here](#).

Maximum grant award: \$500,000 (\$100,000 for certain Small Town grants), but may be increased, in rare cases, at the discretion of EEA.

Applicants must submit an appraisal(s) (see Section 3B) if applying for an acquisition project and a specific grant request as part of the application package.

Costs **eligible** for reimbursement include all approved project costs incurred between the selected Applicant’s contract execution date and on or before June 30, 2025 or June 30, 2026 (depending on the completion date of the project).

**Eligible expense categories for acquisitions:**

- Title search
- Acquisition (appraised value or negotiated price, whichever is less)
- Other contractual services, such as consultants to negotiate transaction terms, facilitate due diligence and other services for the transaction (up to 10% of grant request, and with EEA approval) – include sufficient detail in project budget
- Baseline Documentation Report
- Chapter 21E assessment
- Survey
- Legal fees associated with the acquisition
- Recording fees

**Ineligible expense categories:**

***Please note that this is not a complete list.***

- Application preparation or submission costs in response to BID
- Staff salaries
- Equipment and goods used for non-recreational purposes (such as security cameras or dog waste bags)
- Stewardship or monitoring endowments
- Volunteer time
- Donations

**Eligible expense categories for development/renovation projects:**

- Engineering
- Design
- Construction
- Construction supervision

All contracts shall be subject to available funding, whether through the appropriation and authorization of sufficient funds or the receipt of sufficient revenues. If available funding ceases for any reason, a contract shall be deemed under suspension and contract performance must halt. A contractor will not be entitled to compensation for any performance provided during the period of contract suspension. EEA may lift the suspension if available funding is received. In the absence of foreseeable available funding, EEA may terminate the contract.

**E. BUDGET REQUIREMENT:** The PARC Grant Program is a **REIMBURSEMENT** grant program. EEA can only reimburse on the total amount spent as shown through canceled municipal checks or wire transfer statements. Therefore, a City Council or Town Meeting vote must appropriate 100% of the total project cost prior to a contract's execution to demonstrate a municipality's ability to pay for the project up front, prior to seeking grant reimbursement.

Any non-state funding sources must be deposited into a municipal account. Funds from other state grant programs, with the exception of Community Preservation Act funds, may not be used as the community's portion of funding. The program regulations included in the BID identify eligible project costs. Eligible costs are also listed in Paragraph C (above). Attachment D includes sample municipal vote language. Any votes that occur prior to the submission of a PARC grant application **MUST** be reviewed by Melissa Cryan for approval. Grantees will be reimbursed 52-70% of the total eligible project costs upon project completion.

**F. PROJECT TERMS:** If awarded, all projects will be required to abide by the Standard Commonwealth of Massachusetts Terms and Conditions. In addition, all final contracts are subject to successful negotiation of a Final Scope of Services. Please note that EEA does not guarantee that any contracts may result from this BID or that any particular funding level will be awarded. It is anticipated that projects could commence immediately upon EEA's awards announcement. The awarded contracts will be reviewed during their course and, upon request by the Contractor, may be extended or otherwise amended only at the sole discretion of EEA. Any extensions granted will not necessarily change, or increase, the monetary value of the contract.

**G. ANTICIPATED DURATION OF CONTRACTS:** Contracts will end on June 30, 2025 or June 30, 2026, depending on the project. Extension of the contract is at the sole discretion of EEA. All land must be purchased on or before June 30, 2025 or June 30, 2026 (depending on the grant award's fiscal year) and all construction work must be completed on or before June 30, 2026 to be eligible for reimbursement.

**H. DELIVERABLES, OWNERSHIP, AND CREDIT DUE:** Acquisitions resulting from this BID must be held by the municipality and be dedicated to park purposes under Chapter 45, Section 3. Development and renovation projects must be completed on land that is owned by the municipality and under the care and control of the Parks Department or Commission and dedicated to Chapter 45, Section 3 or 14 (whichever section the deed states). Communities that have received federal Land and Water Conservation Fund awards in the past may be required to complete brief site inspections of these properties. Acquisition projects for which municipal CPA or Cape Cod Land Bank funds are used must include the conveyance of an appropriate CR. EEA representatives must be invited to any public events sponsored by the applicant in celebration of a PARC grant award.

**I. REPORTING:** Quarterly reports are required to be filed with the grant manager.

**J. INVOICING:** The PARC Grant Program is a **reimbursement** program. Applicants selected to receive grant funding will be required to submit a PARC Grant Program Project Agreement, State Standard Contract, and billing forms, which will be sent to Applicants with their award letter. Land must not be purchased and design and construction work for which reimbursement will be sought must not be started until **after** the Applicant has an executed contract from EEA. Only approved expenses incurred during the period of contract are eligible for reimbursement. However, land purchased by a non-profit organization no earlier than January 1, 2024 with the sole intention of pre-purchasing the land until the Applicant receives a potential PARC grant may be eligible for funding. Any exercise of this exemption is at the risk of the non-profit organization and the Applicant.

### 3. Instructions for Application Submission

**A. APPLICATION SUBMISSION INSTRUCTIONS:** Applications must be received via online form by **3:00 pm, Thursday, July 11, 2024**. Any application received after the deadline will be rejected. Submit an application

using the online application [form](#).

A complete application package includes a completed PARC Grant Program Application Form, and the supporting documentation listed in Section C: Additional Required Documentation. Failure to provide any of the materials listed below may result in the disqualification of the proposal.

Project proposals must include the following:

- Application Form
- Municipal Open Space and Recreation Plan (if not already on file with DCS)
- Acquisition projects – appraisal report(s). Due to file size limitations of the online grant submission portal, the required appraisal must be emailed separately by the grant deadline to [Melissa Cryan](#).

See the Application Form (provided in Attachment A of this document) for more detail on required and recommended documents.

**B. ADDITIONAL REQUIRED DOCUMENTATION:** If selected, the Applicant will be required to submit the following forms to complete a contract:

- Commonwealth Standard Contract Form, filled out and signed by the Applicant
- Commonwealth Scope and Budget Form
- Contractor Authorized Signatory Listing
- PARC Grant Program Project Agreement
- GIS data entry form

Applicants are encouraged to review the Commonwealth Standard Contract Form, Commonwealth Scope and Budget Form, and Contractor Authorized Signatory Listing prior to submission of a Response. They are available under the Forms and Terms tab of this Commbuys posting, as well as [here](#).

### **C. APPLICATION STEPS AND PROCEDURES:**

1. **Review application package:** Municipality (the “Applicant”) reviews Parkland Acquisitions and Renovations for Communities Grant Program BID document before purchasing land, for an acquisition project (see exception above), or before design and/or construction for which reimbursement will be sought begins, for a renovation or development project. It is strongly recommended that the Applicant attend the in person “how to” grant workshop on May 6, 2024 at 11:00 am at the DFW Field Headquarters in Westborough. DCS will also host a virtual workshop on May 9, 2024 at 2:00 pm. Please RSVP to [Melissa Cryan](#) if you plan on attending either workshop. If attending the virtual workshop, she will send you the Teams invitation when you RSVP.
2. **Municipal vote:** Applicants must submit a draft Town Meeting warrant article or City Council resolution to the Division for review before the Town Meeting or City Council vote (submission of vote for review may occur prior to grant application deadline if vote will occur prior to that date). Municipal counsel should be consulted in drafting the warrant article, order of taking, or city council resolution. A municipality may vote to borrow funds in anticipation of state reimbursement prior to receiving agreement for reimbursement (M.G.L. Chapter 44, §8C). The draft municipal vote must cite the particular parcel to be acquired or developed/renovated and contain authorization to seek funding and to enter into any contracts for the project; dedicate the site for park purposes as under M.G.L. Chapter 45, Section 3 or 14 (whichever the deed states, not both [new dedications should use Chapter 45, Section 3]); appropriate 100% of the total project cost; as well as permit the conveyance of a Conservation Restriction if a CR is applicable to the project. See Attachment D for sample vote language. **Please note that a successful applicant is expected to submit an affirmative vote to DCS by December 31, 2024, so towns**

**should strongly consider taking the vote at their Spring or Fall 2024 Town Meeting.** If the municipality is unable to meet this deadline, contact Melissa Cryan.

3. **Apply:** Applicant submits an application using the [online application form](#). Projects involving renovations on the same theme in multiple parks, such as installing spray parks, may be packaged into one application. Unrelated projects by the same applicant must be submitted as individual applications.
4. Applicant will be contacted by DCS to schedule a **site inspection**.
5. **Scoring:** Projects will be evaluated using the PARC Grant Program selection system. See Attachment B for selection system.
6. Draft recommendations are subject to further review, including by EEA senior management and by the Secretary of EEA, prior to final approval.
7. **Awards announced:** Project approval letter, PARC Grant Program Project Agreement, State Standard Contract, Contractor Authorized Signatory Listing, and billing forms for approved projects are sent to Applicant by DCS. State funds are then obligated by the Commonwealth upon execution of contract documents for approved projects. Applicant must attend Grants Management Workshop. Please note that project funding can be revoked at any time.
8. **Permits and construction documents:** Applicant files all required permits, final construction plans, and specifications for park development projects for DCS approval. EEA reserves the right to alter or rescind an award based on permit findings and construction plans and specifications.
9. **State Procurement Law:** Acquisition projects must adhere to the state's procurement laws, M.G.L. Chapter 30B. Work with your municipal procurement officer to ensure that your project conforms to the procurement law that will include advertising in the Central Register 30 days prior to closing on any land acquisitions. State procurement law also prohibits EEA from reimbursing for any costs, including design, incurred prior to the starting date on the state standard contract. Do not incur any costs for which you plan to submit a reimbursement request until you have a fully executed state standard contract.
10. **Begin project:** Applicant acquires land or begins park development *only after* having received an affirmative Town Meeting or City Council Vote and an executed state standard contract from EEA.
11. **Finalize required documentation for final reimbursement request:** Along with receiving final approval on Applicant's Open Space and Recreation Plan (if applicable), communities with Cape Cod Land Bank funds or those that have passed the Community Preservation Act must have all Conservation Restrictions required by Section 12 of Chapter 44B approved by the Secretary of Energy and Environmental Affairs and recorded. Prior Land and Water Conservation Fund recipients may have to complete inspection forms on grant-funded sites.
12. **File reimbursement billing form:** Applicant files billing forms with DCS, along with required documentation. Partial payments may be requested. A PARC Grant Program acknowledgement sign must be in place at the main access point before final payment will be made. Billing form and documents must be reviewed by DCS for any changes from the project application. An amendment to the project agreement will be executed and returned for signing and recording by the Applicant if the project has changed. A final inspection of the project is conducted prior to final payment for development and renovation projects.
13. **Invoices:** DCS reviews invoice and submits for payment to EEA's fiscal staff.

14. **Reimbursement payment:** Applicant receives reimbursement, via electronic transfer.
15. **Post completion requirements:** Applicants should review DCS post completion requirements regarding fees, user limitations, and prohibitions against converting the parkland to any other use or transfer of ownership.
16. **Public records:** Please note that all responses and information submitted in response to this BID are subject to the Massachusetts Public Records Law, M.G.L. c. 66, s. 10, and to c. 4, s. 7, cl. 26. Any statements in submitted responses that are inconsistent with these statutes, including marking of information as confidential, shall be disregarded. Please do not submit any information that the Applicant may not wish to disclose publicly, such as home addresses or personal telephone numbers, social security numbers, or other similar information.

#### 4. Deadlines and Procurement Calendar

**A. RELEASE OF BID:** March 7, 2024

**B. INFORMATION SESSION:** Two information sessions will be held. Applicants are strongly encouraged to attend the 'in-person' session that will be hosted at the DFW Field Headquarters in Westborough on May 6, 2024 at 11:00 am. A second virtual session for those unable to attend in person will be held on May 9, 2024 at 2:00 pm via MS Teams. Please RSVP to [Melissa Cryan](#) or (857) 274-7173 no later than Wednesday, May 1 if you plan to attend either workshop. The workshop presentation and answers to any questions received in writing by Thursday, June 27, 2024 will be posted on the DCS website. While not required, it is strongly recommended that applicants attend a workshop.

**C. APPLICATION DUE DATE:** Thursday, July 11, 2024 at 3:00 pm.

**D. SUPPORT LETTER DUE DATE:** Thursday, July 18, 2024 (note: support letters are not required and do not increase a project's rating).

**E. ESTIMATED AWARD DATE:** Awards are estimated to be announced on or about 120 days after grant application deadline, with contract negotiations to begin immediately thereafter. Please note this is an estimated timeframe, subject to change based on availability of funds and other factors.

**F. ESTIMATED CONTRACT START DATE:** Notwithstanding any verbal representations by the parties, or an earlier start date listed in the Standard Contract Form, and only after an award is issued and a final scope of services has been negotiated, the effective start date of a contract shall be the latest of the following dates: the date the Standard Contract Form has been executed by an authorized signatory of the contractor and the procuring department; the date of secretariat or other approval(s) required by law or regulation; or a later date specified in the Standard Contract Form. The estimated start date for contracts resulting from this BID is January 31, 2024, subject to change as noted above.

#### 5. Miscellaneous

**A. TYPE OF PROCUREMENT:** Grant

**B. USE OF THIS PROCUREMENT BY SINGLE OR MULTIPLE DEPARTMENTS:** This BID is a single department procurement. All contracts awarded under this BID will be utilized solely by EEA.

**C. REQUEST FOR SINGLE OR MULTIPLE CONTRACTORS:** This BID may result in multiple contracts.

**D. BID DISTRIBUTION METHOD:** This BID has been distributed electronically using the Commbuys system. It is the responsibility of every applicant to check Commbuys for any addenda or modifications to a BID to



which they intend to respond. The Commonwealth of Massachusetts and its subdivisions accept no liability and will provide no accommodations to applicants who fail to check for amended BIDs and submit inadequate or incorrect responses. Potential applicants are advised to check the “last change” field on the summary page of BIDs for which they intend to submit a response to ensure they have the most recent BID files. The application and answers to questions will also be posted on the [PARC Grant Program website](#).

Applicants may not alter BID language or any BID component files. Those submitting a proposal must respond in accordance to the BID directions and complete only those sections that prompt an applicant for a response. Modifications to the body of this BID, specifications, terms and conditions, or which change the intent of this BID are prohibited. Any unauthorized alterations will disqualify response.

**E. LIST OF ATTACHMENTS:**

- A. Application Form (to be filled out using [this online form](#))
- B. Parkland Acquisitions and Renovations for Communities Project Selection System
- C. Regional and Statewide Usage Report
- D. Sample Municipal Vote
- E. Sample Budget
- F. Sample USGS Locus Map
- G. Program Regulations

**Parkland Acquisitions and Renovations for Communities (PARC) Grant Program  
Application Form FY 2025**

Instructions:

- *The application must be submitted through [this online form](#). The Applicant will be asked to enter all the information in the table below directly into the form.*
  - *Please ensure that all files you upload are consistently labeled. Use the following file naming convention: [Name of municipality]\_[Shorthand version of project title]\_[Name of attachment from attachment checklist]\_PARC*
  - *Upload files to the online form as PDFs if possible, unless otherwise specified*
  - *The application can be saved while working on it. Click “Save and Resume Later” at the bottom of the form and then click on “Save and Get Link.” A link to the application will be provided that must be copied and saved in order to return to the application. A good way to ensure that the link is not lost is to email it to yourself. Please note that this link is good for 30 days only.*
  - *Please note that all documents that been uploaded at the end of the application will not be saved if leaving the site before submitting the application. The files must be uploaded again upon re-entering the site and submitting the application.*
  - *Total size of all documents attached to the online form cannot exceed 25 MB.*
- 

1. **Municipality:** \_\_\_\_\_  
**Population:** \_\_\_\_\_
2. **Project Name:** \_\_\_\_\_  
Type of Project:  
 Acquisition – acreage \_\_\_\_\_  New development  Renovation of existing park  
Project address: \_\_\_\_\_  
Total park acreage: \_\_\_\_\_
3. **Registry of Deeds Information** (where the park’s deed is located – for development and renovation projects only):  
Registry of Deeds Name (for example, Worcester Registry of Deeds): \_\_\_\_\_  
Registry of Deeds Address: \_\_\_\_\_  
Recording Information for Park: Book: \_\_\_\_\_ Page: \_\_\_\_\_
4. **Contact Person:** \_\_\_\_\_  
Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
**Please note: the contact person is the official representative for this project as authorized under item #20(b) of this application, usually not the chief municipal officer.**
5. **Briefly describe the project on TWO attached pages.** Use the PARC Selection System as an outline for the description, as well as the items bulleted below, to ensure the maximum score possible for your project.
  - a.) Acquisition Projects:
    - site location – directly serves Environmental Justice population and/or site’s distance to the nearest park
    - rare species (include letter from NHESP) (to determine if NHESP must approve site plans)
    - historic or archaeological resource (include letter from MHC) (to determine if MHC must approve site plans)
  - b.) Development or Renovation Projects:

- describe facilities being developed – specifically include information on what grant funds will be used for (please note projects that require a significant amount of tree removal will not be looked at favorably)
  - describe community needs, including park equity/need in this neighborhood
  - new acres dedicated as parkland
- c.) All Projects:
- directly serves an Environmental Justice population or area of the community that lacks park resources (show on map) and how the project will increase recreational opportunities for residents in areas of the state that currently do not have sufficient park access
  - how the needs of people with disabilities have been incorporated into the project’s design (projects that have gone above and beyond to incorporate these needs will be reviewed most favorably)
  - water-based recreation
  - how the project’s design incorporates climate resiliency
  - fiscal or future maintenance cooperation with any other governmental agency (state, federal, county), private nonprofit, local business, etc.
  - consistency with any nearby State Priority Development or Preservation Areas as shown on the [South Coast Rail Corridor Plan](#), Merrimack Valley Land Use Priority Plan, 495/ MetroWest Development Compact Plan, Metro North Plan, or CMRPC Plan
  - environmental education/interpretive services planned for site
  - for towns with less than 35,000 and applying as a regional or statewide facility (communities applying in these categories should submit a Usage Report)
    - accessible via public transportation (within a 1/2-mile walk)
    - parking for 100 (or more) vehicles

**6. Proposed Funding:**

The PARC Grant Program is a **reimbursement** program. Grant recipients are reimbursed after invoices have been paid by the municipality. **The total project cost must be raised or appropriated by the municipality through a City Council or Town Meeting vote.** Costs incurred prior to grant approval and contract execution are ineligible, **including design costs.** Force account labor, volunteer hours, and donations are also ineligible. Refer to PARC regulations (Section 5.07) for eligible cost details. Sample budget can be found in Attachment E.

Total Eligible Project Cost: \$ \_\_\_\_\_

PARC Request: \$ \_\_\_\_\_  
 (52-70% of total project cost based on Equalized Valuation Per Capita, can be found on DCS web page, maximum of \$500,000)

Municipal Share: \$ \_\_\_\_\_  
 (Community Development Block Grant via federal or local government sources, Community Preservation Act, etc., please specify in narrative)

Other: \$ \_\_\_\_\_  
 (i.e. private donation to community, fund raising, etc. Note that any donations for the project must be put into a municipal account earmarked for the project as EEA can only reimburse on a canceled municipal check or wire transfer statement.)

(PARC Request + Municipal Share + Other = Total Eligible Project Cost)

**Attach a one-page description of the proposed project budget including:**

- The source of all local funding including donations and Community Preservation Act (CPA) funds.
- Description of the details of any donation, if applicable (be sure these funds are gifted to the community and earmarked for the project).
- Description of any other sources of funding including federal, state, municipal, or nonprofit organizations. List these partners and describe their contribution. Not all sources of state and federal funds are compatible with every DCS grant program.
- Budget should be broken into two distinct fiscal years for renovation and development projects – FY 25 costs associated with design, FY 26 costs associated with construction. Please note that PARC grants cannot reimburse municipalities for design costs only.

**7. Project Type:** Please indicate type of project, refer to the program's regulations for definitions (Sec 5:03) and to the list of required attachments found at the end of this application form to substantiate any "yes" answers. Indicate here whether:

- Your municipality is an urban population center (city of any size or town with 35,000 or more residents)
- Your project qualifies as a regional or statewide project (town with 35,000 or less residents whose proposed project has public transportation access (within ½ mile of the proposed project) and/or over 100 car parking) (submit a Usage Report)
- Your project qualifies as a "small town" project (town with 35,000 or less residents) – please note that these applications will be competing amongst themselves in a separate pool of \$400,000 with a grant maximum of \$100,000
- Your municipality is on Cape Cod or the Islands (eligible for \$500,000 grant award maximum)

**8. Community Preservation Act**

Has your community passed the Community Preservation Act?

- Yes
- No

If "yes", please note that successful grant applicants that have purchased real property interests for open space or recreational purposes using money from the Community Preservation Fund must have all Conservation Restrictions required by Section 12 of Chapter 44B approved by the Secretary of Energy and Environmental Affairs and recorded prior to receipt of final project reimbursement from the Executive Office of Energy and Environmental Affairs. Also, any communities that have acquired land through the Cape Cod Land Bank must show CRs as well.

9. Describe outstanding leases, restrictions or other rights or interests held by others in the project site area and enclosed copy of the same.

10. Is the property **permanently dedicated for park, playground, or recreation purposes** (MGL Chapter 45, Section 3 or 14)? If not, please submit draft dedication language for DCS review as all PARC Grant Program projects must be dedicated for park, playground, or recreation purposes. If yes, highlight the park dedication language on the property deed.

- Yes
- No

11. Are **fees currently charged or proposed** for this facility? If yes, please attach a copy of the fee system. Charging fees is allowed subject to DCS approval. If applicant is awarded a grant, the site cannot be restricted to municipal residents only. If fees are charged based on residency, fees for nonresidents are subject to Section 5.08(3) of the PARC Grant Program regulations.

- Yes (copy attached)
- No

**12. Municipal Open Space and Recreation Plan**

Describe how your project meets the recommendations in your current Open Space and Recreation Plan. To receive points in this category, you must cite specific goals, objectives, and/or actions from the Action Plan and the associated page number references. If we already have a copy of your plan, there is no need to submit another copy.

	<b>Goal, objective, or action plan item from current OSRP</b>	<b>Page #</b>
1		
2		
3		
4		

5		
6		

**13. Statewide Comprehensive Outdoor Recreation Plan**

Describe how your project advances the Outdoor Recreation Goals and Objectives (Chapter 5) in the [Statewide Comprehensive Outdoor Recreation Plan](#).

**14. Enhanced Outreach to Environmental Justice Populations**

In support of [EEA's EJ Policy](#), it is critical that EJ populations are able to participate in the project selection and design process **prior** to the submission of the grant application. Describe how EJ populations in your community (or neighboring communities) were able to participate. Also include any flyers, mailings, etc. that were distributed to the community and list here where they were distributed. Please note that the public participation must have occurred within the past year for the process to be considered in the project's rating.

**15. Community Compact**

Has your community signed a Community Compact?

- Yes  No

If "yes", please list the Sustainable Development and Land Protection Best Practices included in it.

**16. Municipal Vulnerability Program**

Is your community an MVP Community?

- Yes  No

If "yes", please describe how this application supports a priority implementation project within your MVP plan or how the plan includes other implementation project(s) relevant to parks and land conservation. Include the page(s) from your MVP plan that lists the relevant priority implementation project(s).

**17. Housing Choice Initiative Program**

Has your community been designed as a Housing Choice Community? For more information please visit <https://www.mass.gov/housingchoice>.

- Yes  No

**18. Check the following if applicable to project:**

- Yes  No Prime agricultural lands (see Ex. Order #193)
- Yes  No Cultural, historic, archeological site: Contact MA Historical Commission (617) 727-8470
- Yes  No Endangered species habitat: Contact MA [Natural Heritage and Endangered Species Program](#)
- Yes  No Environmental intrusion, i.e. **overhead power lines (must be buried)**, safety hazards
- Yes  No Located in the State Priority Preservation Area as shown on the South Coast Rail Corridor Plan, Merrimack Valley Land Use Priority Plan, or the 495/MetroWest Development Compact Plan, Metro North Plan, or CMRPC Plan
- Yes  No Environmental Justice population (see [EJ data viewer](#))

Acquisition projects only

Yes  No Acquisition involving relocation of residents, tenants, or businesses

Do you have a Purchase and Sales Agreement or Agreed Price?  Yes  No

If yes, amount: \$\_\_\_\_\_

Is Clear Title available?

Yes  No

If no, is an eminent domain taking anticipated?

Yes  No

If yes, proposed pro tanto award amount:

\$ \_\_\_\_\_

Note that if clear title is not available, the community may decide to acquire the property by a friendly taking (eminent domain) process to clear the title. It is best to know if there is a potential title problem as soon as possible since this can complicate the acquisition process.

**Note: Appraisals must be emailed separately to [melissa.cryan@mass.gov](mailto:melissa.cryan@mass.gov)**

Appraisal Report #1

Valuation: \$ \_\_\_\_\_

Appraiser: \_\_\_\_\_

Valuation Date: \_\_\_\_\_

Appraisal Report #2 (if needed) (see section 2B for details)

Valuation: \$ \_\_\_\_\_

Appraiser: \_\_\_\_\_

Valuation Date: \_\_\_\_\_

19. Check if the following permits are required:

- Yes  No U.S. Army Corps of Engineers (404 or Rivers and Waterways)
- Yes  No MA DEP Division of Wetlands & Waterways (617) 292-5518
- Yes  No U.S. Coast Guard
- Yes  No U.S. Dept. of Agriculture (Zoos)
- Yes  No C. 131 s. 40 Wetlands (municipal conservation commission)
- Yes  No MEPA Review (301 CMR 11.00: MEPA Regulations) (617) 626-1020

### IMPORTANT NOTICE

**If any of the above permits are required, the permit or application for the permit must be submitted. Should the project be selected for funding, the permit will be required as part of the final application.**

20. Attach certification of:

- a. The **Chief Executive Officer's legal authorization to execute contracts**. This is a resolution, motion, or similar action that has been duly adopted or passed as an official act of the community's governing body that authorizes the filing of the applications, including all understandings and assurances contained therein by the signatory, **usually a page from the town/city charter** will satisfy this requirement (this is not a DCS form to be completed, nor is it specific to this grant application); and
- b. Authorization for Application: Copy and paste this language into a letter and upload it as a part of this application:

#### **Authorization for Application**

The undersigned hereby certifies that they are authorized, by the bylaws or charter of \_\_\_\_\_ or otherwise by law, acting in their official capacity as the \_\_\_\_\_ of said municipality and on behalf of said municipality, to submit the foregoing application for a grant from the Executive Office of Energy & Environmental Affairs, and hereby authorizes the person designated below as project manager to collaborate with the Executive Office of Energy & Environmental Affairs on matters pertaining to the grant application.

**Chief Executive Officer Signature:** \_\_\_\_\_ **Printed Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Authorized project manager: Name:** \_\_\_\_\_ **Position:** \_\_\_\_\_

## **REQUIRED ATTACHMENTS (applications that are missing these items will not be accepted)**

- Municipal Open Space and Recreation Plan**, if not already approved and on file at DCS. Plans are approved by DCS for up to seven years of eligibility for DCS grant programs. Community is not eligible to apply without an approved plan, or submission of a draft plan. (If we have it on file, do not send another copy.)
- Acquisition Projects – Appraisal report(s)** as required by DCS. See Section 2B for more details.

## **RECOMMENDED ATTACHMENTS (use as a checklist) (provides details to information requested and assists in project evaluation)**

- Project Description** (application item #5) and **Budget Details** (application item #6), including a breakdown of how much is needed for design costs in FY 25 and construction costs in FY 26. Please note that funds not used in FY 25 do not roll over into FY 26. A sample budget can be found in Attachment E.
- Development & Renovation Projects – Site Development Plans and Cost Estimates.** Services of a professional design firm are recommended for renovation and development projects. Costs incurred prior to the signing of a state standard contract are NOT eligible for reimbursement. Site Development Plans and Cost Estimates should show the number of trees that will be planted at the site. Projects that propose removing significant numbers of trees will not be looked at favorably. Cost Estimates should be more detailed than the Budget Details.
- Boundary Plan of Site** (Survey or Plot Plan with adequate metes and boundary descriptions). The boundary plan submitted with the project application becomes the permanent protected boundary for the site and must be legally sufficient to identify the land to be protected. A survey plan with deed references or assessor's map with block and lot number are acceptable. Any existing encroachments should be identified by the Applicant with detailed plans to resolve them prior to reimbursement.
- USGS Locus Map** showing outline of project site, proximate Priority Development and Preservation Areas as shown on the [South Coast Rail Corridor Plan](#), Merrimack Valley Land Use Priority Plan, 495/MetroWest Development Compact Plan, Metro North Plan, or CMRPC Plan, any adjacent or nearby public or quasi-public parkland, and EJ populations in project site area. The park boundaries **must be drawn** on the map (do not just use a point). See Attachment F for a sample.
- Evidence of public meeting on proposed project to EJ population(s)** (copy of actual posted announcement and list of where it was distributed (application item #14). Post notices with tenants' associations, in local grocery stores, or with Community Development Corporations in languages that are appropriate for the population. Please look at [EEA's Environmental Justice Policy](#) to ensure proper outreach procedures in EJ populations. Note that the outreach must be specifically for this project and not for the Open Space and Recreation Plan.
- Usage Report** only if your project is Regional or Statewide (Attachment C).
- Certified copies of the following **municipal votes** (or draft warrant article or city council order, as necessary). Refer to the Sample Municipal Vote, which is included in the application package, for guidance. **PARC Grant Program grant manager MUST review municipal vote prior to Town Meeting or City Council Meeting.**
  - Copy of municipal vote accepting the Park Commission (M.G.L. c.45 s.2) **AND** a list of its current appointments (**do not include individual member's appointment letters**).
  - Municipal vote authorizing application; raising, borrowing or appropriating the total project cost (application item #6); and dedicating land to park, playground, or recreation purposes (application item #10).
- Copy of **property deed** confirming municipal ownership and dedication to park, playground, or recreation purposes. Highlight the park dedication language on the property deed. Note that an assessor's card is not a deed.
- Page(s) from the Municipal Vulnerability Plan that lists the relevant priority implementation project(s) (application item #16).
- Photos** of park, highlighting need for grant funding.
- Other State Agency Review** – if it is not possible to include their response in the application package to DCS, attach a copy of your cover letter requesting their input.
  - All applicants must request comments from the Massachusetts Natural Heritage & Endangered Species Program (NHESP) on the presence or absence of rare species listed under the Massachusetts Endangered Species Act (MESA) on or near the proposed land acquisition or park project. To request comments, please send an email to NHESP at [natural.heritage@mass.gov](mailto:natural.heritage@mass.gov). The email's subject line should read "PARC comment letter request" and its body should include a brief description of the acquisition or project, and a shapefile or map of the acquisition or project location. There is no charge for this comment letter.
  - Massachusetts Historical Commission: Send the [MHC a PNF](#) with a copy of the USGS locus map with the property boundaries clearly indicated, smaller-scale property maps if available, and a cover letter to include information about any known historic or archaeological sites. Send this certified mail, return receipt requested,

so that you know when it was received. MHC will review and comment to DCS (and copy the applicant) within 30 days of receipt. There is no need to telephone or email the MHC. See these webpages for any questions: <http://www.sec.state.ma.us/mhc/mhcpdf/pnfguide.pdf> and <http://www.sec.state.ma.us/mhc/mhcrevcom/revcomidx.htm>.

**ATTACH SUPPLEMENTARY DOCUMENTS IF APPLICABLE TO THE PROJECT**

- Copies of current leases, restrictions, or other rights or interests held by others in the property (application item #9).
- Fee schedule (application item #11).
- Any necessary permits or applications for permits (application item #19).

**If grant is awarded to the community, the following will be required of CPA communities:**

Evidence of recorded Conservation Restriction(s) as required in Section 12 of Chapter 44B if applicant is a Community Preservation Act community.

**Section 12 of the Chapter 44B Real property interest; deed restriction; management**

(a) A real property interest that is acquired with monies from the Community Preservation Fund shall be bound by a permanent restriction, recorded as a separate instrument, that meets the requirements of sections 31 to 33, inclusive, of chapter 184 limiting the use of the interest to the purpose for which it was acquired. The permanent restriction shall run with the land and shall be enforceable by the city or town or the commonwealth. The permanent restriction may also run to the benefit of a nonprofit organization, charitable corporation or foundation selected by the city or town with the right to enforce the restriction. The legislative body may appropriate monies from the Community Preservation Fund to pay a non-profit organization created pursuant to chapter 180 to hold, monitor and enforce the deed restriction on the property.

(b) Real property interests acquired under this chapter shall be owned and managed by the city or town, but the legislative body may delegate management of such property to the conservation commission, the historical commission, the board of park commissioners or the housing authority, or, in the case of interests to acquire sites for future wellhead development by a water district, a water supply district or a fire district. The legislative body may also delegate management of such property to a nonprofit organization created under chapter 180 or chapter 203.



## **PARKLAND ACQUISITIONS AND RENOVATIONS FOR COMMUNITIES (PARC) GRANT PROGRAM SELECTION SYSTEM**

To distribute grant funds among a competitive number of applicants, a project selection system has been developed for outdoor recreation projects. The rating system considers demographic and project quality factors to identify those projects that best provide recreational amenities in communities that have the greatest need for financial assistance and made efforts to implement their open space and recreation plans in coordination with local planning for sustainable growth.

In reviewing applications and developing their recommendations to the Secretary of Energy and Environmental Affairs, the review team considers:

### **1. Demographics**

Four categories are evaluated by DCS to calculate a community's demographic score. Communities with higher population density, lower median income, higher poverty rate, and poorer health outcomes receive higher demographic scores. **(Scores are calculated by DCS; therefore, there is no need to submit any statistics or narrative on your community's behalf.)**

### **2. Community Profile Score**

- Environmental Justice Community – calculated by EEA
- Open space availability – calculated by EEA

### **3. Project Quality**

- Consistency with EEA policies, including increasing access to recreational amenities for all, most specifically, increasing access for people with disabilities, and environmental education.
- Addition of new parkland by acquisition, rededication, or renovation of unusable parkland, except in cases of new parks that include significant tree removal.
- Climate resilience.
- Water-based recreation.
- Enhanced outreach to Environmental Justice populations.
- Stewardship – Projects that involve financial contribution from a nonprofit or for-profit organization will be given higher consideration. These include projects that obtain a commitment from an organization for help with paying for or performing future maintenance.
- Consistency with state and municipal plans, including Executive Order 525.

### **4. Bonus Points**

- Applicant has signed a Community Compact with a Sustainable Development and Land Protection Best Practice
- Applications that rate in the top two-thirds of those received will have the opportunity for an additional five points IF it is submitted by a Municipal Vulnerability Preparedness Program community AND MVP plan includes priority implementation project(s) relevant to parks and land conservation

### **SELECTION NOTES:**

#### **Preservation of Agricultural Land**

Executive Order #193 discourages the irreversible conversion of the Commonwealth's productive agricultural land base. State grants shall not be used to encourage the irreversible conversion of agricultural land to other uses when feasible alternatives are available. In the event that all feasible alternatives have been explored, and the conversion of suitable agricultural lands to non-agricultural use remains the only feasible alternative to protection of open space, a mitigation plan must be developed to be eligible for reimbursement under a state grant. Project that would convert any prime agricultural lands should consult with the Department Agricultural Resources at (617) 626-1700 prior to submitting an application.

## RATING SYSTEM for PARC Grant Program Projects

CATEGORY	SUB-CATEGORY	Description	Partial Points	Max
<b>DEMOGRAPHICS</b>	Population Density	Figures are obtained from MassGIS and put into rank order by DCS	1-6	7
	Median Income	Figures are obtained from DOR and put into rank order by DCS	1-4	5
	% Hseholds Below Poverty Level	Figures are obtained from DOR and put into rank order by DCS	1-3	4
	Health Data	<a href="#">Age adjusted rates of emergency department visit for asthma</a> per 10,000 people (points awarded based on statistical significance)	1	3
	Housing Choice Initiative	Applicant has been designated as a Housing Choice Community		2
<b>COMMUNITY PROFILE SCORE</b>	Environmental Justice Community	Calculated by DCS	1-8	9
	Open Space Availability	Percent of protected open space by Census tract (points awarded by how project ranks against other applications)	1-9	10
<b>PROJECT QUALITY</b>	Consistency with current EEA policies	Project located in an area mapped as an Environmental Justice Census tract	1-5	6
		Project increases access to recreation to all residents, especially those that go above and beyond to provide multiple amenities for people with disabilities	1-4	5
		Project that increases access to recreational amenities to community's residents through acquisition/parkland dedication and/or development of a new park or renovation of currently unusable park (points will not be awarded to new parks that include a significant amount of tree removal)	2	6
		Site offers environmental education and/or interpretive services	1-2	3
	Climate Resiliency	Acquisition, development, or renovation project that protects or enhances water-based recreation	3	5
		Project is mapped as a Statewide Land Surface Temperature <a href="#">Hot Spot</a>	0	3
		Project design incorporates resiliency, such as turning vacant lots into community gardens and urban forests, adding significantly to the park's tree cover, increasing pervious surface, stormwater retention, water storage, installing pergolas, etc.	1-7	8
	Stewardship	Cooperative project between applicant and other municipality or non-profit organization for construction funding and/or commitment for future park maintenance	1-3	4
	Public Meeting	Municipality has conducted a public meeting on project with demonstrated enhanced outreach to Environmental Justice populations	1-2	3
	Consistency with plans	Points awarded based on how many goals, objectives, or action plan items from community's Open Space and Recreation Plan are advanced	0.5-1.5	2
		Points awarded based on how many goals and objectives from the Statewide Comprehensive Outdoor Recreation Plan are advanced	1-3	4
	Distribution of state resources	Applicant has not received a PARC grant in the past five grant rounds		4
	Overall project quality	Overall ability of project to meet Secretary's priorities	1-6	7
<b>TOTAL</b>				100
<b>BONUS POINTS</b>	Community Compact	Applicant has signed a Community Compact with a Sustainable Development and Land Protection Best Practice		2
	Municipal Vulnerability Preparedness Program	Applications rated in the top two-thirds are eligible for up to 5 points <u>IF</u> it is a MVP community <u>AND</u> MVP plan includes priority implementation project(s) relevant to parks and land conservation	1-4	5

**PARC GRANT PROGRAM REGIONAL AND STATEWIDE USAGE REPORT**  
(to be filled out only by communities checking the regional or statewide box in Question 6)

Project Name \_\_\_\_\_

- 1. What is the population of the applying municipality?
- 2. What urban area(s) is/are within a one-hour driving radius?
- 3. What is the proposed total quantity of vehicle parking spaces?
- 4. If regularly scheduled public transportation serves the site, briefly describe mode and regularity of services. Please attach schedule.

5. List the proposed quantities of the following facilities to be present.  
Toilets            men \_\_\_\_\_            women \_\_\_\_\_  
Sinks \_\_\_\_\_  
Potable Water Outlets (i.e. bubblers) \_\_\_\_\_

6. Total number of acres associated with project site:

7. What age groups are served by the proposed project? List facilities (either currently available or planned) to serve these age groups.

Age Group	Facilities
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

8. List any outstanding or unusual scenic, natural, or historic resources associated with the site, (i.e. overlook, waterfalls, historic structures, cultural resources)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. List any additional facilities or recreational resources not included in item above (either currently available or planned):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### SAMPLE PARC GRANT PROGRAM MUNICIPAL VOTE

Each community should draft its warrant article or city council order with the guidance of municipal counsel. The form will vary with the type of project, source of funding, etc. All should include the following elements:

- I. A contract cannot be executed with an applicant until an affirmative municipal vote has occurred. Successful applicants must submit the successful vote to DCS by December 31, 2023. Therefore, towns should consider putting the PARC Grant Program project on their Spring Town Meeting to ensure that a contract can be awarded in a timely fashion.
- II. Authorization to expend an amount equal to the full acquisition and/or development or renovation cost of the project. All DCS grant programs are **reimbursement** programs, **NOT** match programs; therefore, the total project cost must be raised or appropriated through current tax levy or borrowed; project bills paid by the municipality and then a reimbursement request is made to DCS for the grant amount.
- III. Indication of the source of funding (Conservation Fund, Community Preservation Act Fund, general fund, borrowing, etc.). M.G.L. Chapter 44, sections 7, 8C, and 12(a) on Municipal Indebtedness, allows cities and towns to borrow in anticipation of reimbursement. It is strongly recommended that the warrant article or city council order is prepared with the advice of city/town counsel, treasurer, and accountant to ensure that the appropriate section is noted in the warrant article. These sections permit the municipality to borrow in anticipation of a grant and require that a grant agreement be executed before the treasurer actually obtains the borrowed amount. This assures DCS that the municipality has budgeted for 100% of the total project cost, and assures the municipality that the project need not be completed if the proposal does not receive grant assistance. For further advice, please contact the Department of Revenue, Division of Local Services at [dlslaw@dor.state.ma.us](mailto:dlslaw@dor.state.ma.us).
- IV. Acquisition projects: indicate that land is being acquired for active recreation purposes (M.G.L. Chapter 45, Section 3) and will be in the care and control of the park commission or department (or other entity in the community that is responsible for parks).
- V. Development or renovation projects: state that the land is dedicated to active recreation purposes (M.G.L. Chapter 45, Section 3 or 14, not both – see property deed to determine which Section the land is dedicated to).
- VI. Authorization for the applying entity to seek reimbursement under the specific DCS grant and enter any necessary contracts thereto.  
*PARC Grant Program (formerly Urban Self-Help) Act: 301 CMR 5.00*
- VII. If a taking is involved in an acquisition project, the park commission must, in writing, request the Selectmen or City Council to take the property via eminent domain.
- VIII. Communities may also consider language permitting a lease or license agreement to manage the property consistent with the PARC Grant Program for maintenance, etc.

The following is a sample vote authorizing the acquisition of park land. This is intended only as a point of reference.

**Municipal Council should always be consulted when drafting Town Meeting warrant articles or City Council orders.** The draft article or order **must** be submitted to DCS for review prior to the Town Meeting or City Council vote

#### Sample for PARC Grant Program Acquisition Project – Town Meeting Warrant Article/City Council Resolution

To see if the CITY/TOWN will vote to appropriate, and authorize the Treasurer with the approval of the Selectmen [describe method of appropriation and/or borrowing according to M.G.L. Chapter 44, note particularly Section 8C], to borrow the sum of \$TOTAL PROJECT COST, for the purpose of purchasing for recreation purposes, by eminent domain or negotiated purchase or otherwise, a certain property together with buildings thereon, known as the PROPERTY NAME consisting of XXX acres, more or less, as shown on a plan entitled "Plan of Land in MUNICIPALITY made by SURVEYING FIRM dated XX/XX/XX"; that said land be conveyed to said CITY/TOWN under the provisions of Massachusetts General Laws, Chapter 45, Section 3, and as it may hereafter be amended and other Massachusetts statutes relating to recreation, to be managed and controlled by the Recreation Commission of MUNICIPALITY, and the TOWN MANAGER/MAYOR/CEO be authorized to file on behalf of MUNICIPALITY any and all applications deemed necessary for grants and /or reimbursements from the Commonwealth of Massachusetts deemed necessary under the Urban Self-Help Act (301 CMR 5.00) and/or any others in any way connected with the scope of this Article, and the CITY/TOWN and the Recreation Commission be authorized to enter into all agreements and execute any and all instruments as may be necessary on behalf of MUNICIPALITY to affect said purchase.

**Sample for PARC Grant Program Park Renovation Project – Town Meeting Warrant Article**

To see if the TOWN OF will vote to transfer from Free Cash, a sum of TOTAL PROJECT COST to make repairs and expand the usable area of the upper fields located at Smith Park, which is dedicated to active recreational purposes under M.G.L. Chapter 45, Section 3, and to authorize the Select Board to file on behalf of the TOWN OF any and all grants deemed necessary under the Urban Self-Help Act (301 CMR 5.00) and the TOWN OF be authorized to enter into all agreements and execute any and all instruments as may be necessary to behalf of the town to affect said project.

**Sample for PARC Grant Program Park Development Project – City Council Resolution**

(For purposes of this example, the park project will be a City Common.)

**A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITIONS AND RENOVATIONS FOR COMMUNITIES PROGRAM FOR IMPROVEMENTS TO THE COMMON**

- Whereas: The City Common is by and far a community-wide asset and the preservation and improvements to this facility are a City priority as evidenced in the most recent Open Space and Recreation Plan; and
- Whereas: The City Common is dedicated to park and recreation purposes under M.G.L. Chapter 45, Section 3; and
- Whereas: The City Common’s ultimate restoration, guided in principal by the Master Plan, will greatly enhance this facility with improved infrastructure, path systems, site lighting universal access, etc.; and
- Whereas: The main focus of the Plan is to increase the available space on the Common to adequately host major events and activities; and
- Whereas: The Executive Office of Energy and Environmental Affairs (EEA) is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities grant program (301 CMR 5.00); and
- Whereas: Phase I of the Common Restoration Project will cost a total of \$1,000,000 (One Million Dollars) and the City has allocated \$1,000,000 in Community Development Block Grant funds for Phase I of the Common Restoration Project.

**NOW, THEREFORE, BE IT**

1. That the City Manager be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. That the City Manager be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the Parks and Recreation Department; and
3. That this resolution shall take effect upon passage.

**Requirements for acquisition projects funded through the Community Preservation Act (CPA)**

The Community Preservation Act (CPA) states that land acquired with these funds is to be bound by a permanent restriction. Property acquired with the help of the PARC grant program is protected Article 97 conservation or recreation land, however, this does not supersede the requirements of the Community Preservation Act. The CPA requires that, for fee acquisitions, the municipality convey a Ch. 184 CR to a qualified 501(c)(3) organization whose purpose is land and/or water conservation or recreation (e.g., land trusts). It may not be an internal deed restriction. Fulfillment of the CPA is the responsibility of the municipality; while it is desirable that all transactions related to a project be completed by the end of the fiscal year, conveyance of a CR to a qualified entity is not a requirement for reimbursement under this grant program.

**Points to remember when conveying a Conservation Restriction:**

1. At the same time that is votes to acquire the property, the municipality should vote to authorize the grant of the CR and also indicate that the purchase of the property and conveyance of the CR be a simultaneous closing.
2. The deed to the municipality should indicate that the municipality may grant a CR to the specific entity identified to hold it or to an entity authorized to hold a CR under M.G.L. Ch. 184.
3. As long as a restriction is recorded **after** the recording of the deed of acquisition (even if immediately after), the unrestricted value (and therefore higher value) of the property is used for funding determinations in DCS grant programs.

4. The fact that the funding statute *requires* the restriction may mean that a party seeking a charitable contribution deduction in connection with a bargain sale of property may not be able to use the unrestricted value of the property in calculating the tax benefit.
5. The “proceeds” clause of the Conservation Restriction, if conveyed at no cost to the grantee, must provide that the municipality (as the fee owner) receives all of the proceeds of an extinguishment or taking, and the grantee receives none of such proceeds. In the event that the land ever is converted to non-conservation use, the municipality would still be responsible for replacing the converted property with land of equal or greater monetary value and conservation use and described in the Program Regulations, as though the land were owned in fee simple. Applicants should consult with DCS for guidance on drafting Conservation Restrictions for the appropriate language.

#### **Sample Vote Language for Community Preservation Act Projects**

To see if the Town [or City] will vote to raise, borrow and/or appropriate \$Total Project Cost for the acquisition by gift, negotiated purchase or eminent domain of a parcel of land of approximately \_\_\_ +/-acres owned by OWNER as described on Assessors Map\_\_\_, Parcel \_\_\_, to be managed and controlled by the Recreation Commission of the Town [or City] of XXX in accordance with Chapter 45, Section 3 for active recreation purposes, and to meet said appropriate with funds transferred and/or borrowed in accordance with M.G.L. Chapter 293, the Community Preservation Act and to authorize the Treasurer, with the approval of the Board of Selectmen, to issue any bonds or notes that may be necessary for that purpose, as authorized by M.G.L. Chapter 44, or any other enabling authority, and that the Town Manager [or Board of Selectmen or City Council or Mayor] be authorized to file on behalf of the Town [or City] of XXX any and all applications deemed necessary under the PARC Grant or any other applications for funds in any way connected with the scope of this acquisition, and the Town Manager and the Board of Selectmen [or Mayor and the City Council] and the Recreation Commission be authorized, as they deem appropriate, to enter into all agreements and execute any and all instruments including the conveyance of a perpetual Conservation Restriction in accordance with M.G.L. Chapter 184 as required by Section 12(a) of Chapter 44B or Chapter 293 Section 10 of the Acts of 1998 as amended, as may be necessary on behalf of the Town [or City] of XXX to affect said purchase. Said Conservation Restriction may be granted to the [Name of Grantee] or any other organization qualified and willing to hold such a restriction.

**SAMPLE PARC GRANT PROGRAM BUDGET**

Example: A \$500,000 project in a community with a 70% reimbursement rate

Question 5 from application

Total Eligible Project Cost: \$500,000

PARC Grant Program Request: \$350,000  
 (52-70% of total project cost based on Equalized Valuation Per Capita, can be found on DCS web page, maximum of \$500,000)

Municipal Share: \$100,000  
 (Community Development Block Grant, Community Preservation Act, etc., please specify in narrative)

Other: \$50,000  
 (i.e. private donation to community, fund raising, etc. that will be a part of the municipal share)

One page proposed budget narrative

<b>Project Element</b>	<b>Cost</b>
Design	\$50,000
<b>Design Subtotal</b>	<b>\$50,000</b>
Demolition/Site Preparation	\$40,000
Pulverize Existing Pavement	\$40,000
Earthwork (excavation and backfill)	\$30,000
New Pedestrian Pathways	\$105,000
Storm Drainage Improvements	\$20,000
Site Furnishings (benches, picnic tables)	\$30,000
Interpretive Signage	\$10,000
Electrical Services	\$70,000
Lawn Seeding/Turf Establishment	\$45,000
Tree Planting	\$35,000
Fencing and Rails	\$15,000
Construction Administration	\$10,000
<b>Construction Subtotal</b>	<b>\$450,000</b>
<b>Total Project Budget</b>	<b>\$500,000</b>

<b>FY 25 PARC Request</b>	<b>\$35,000</b> (\$50,000 × 70%)
<b>FY 26 PARC Request</b>	<b>\$315,000</b> (\$450,000 × 70%)

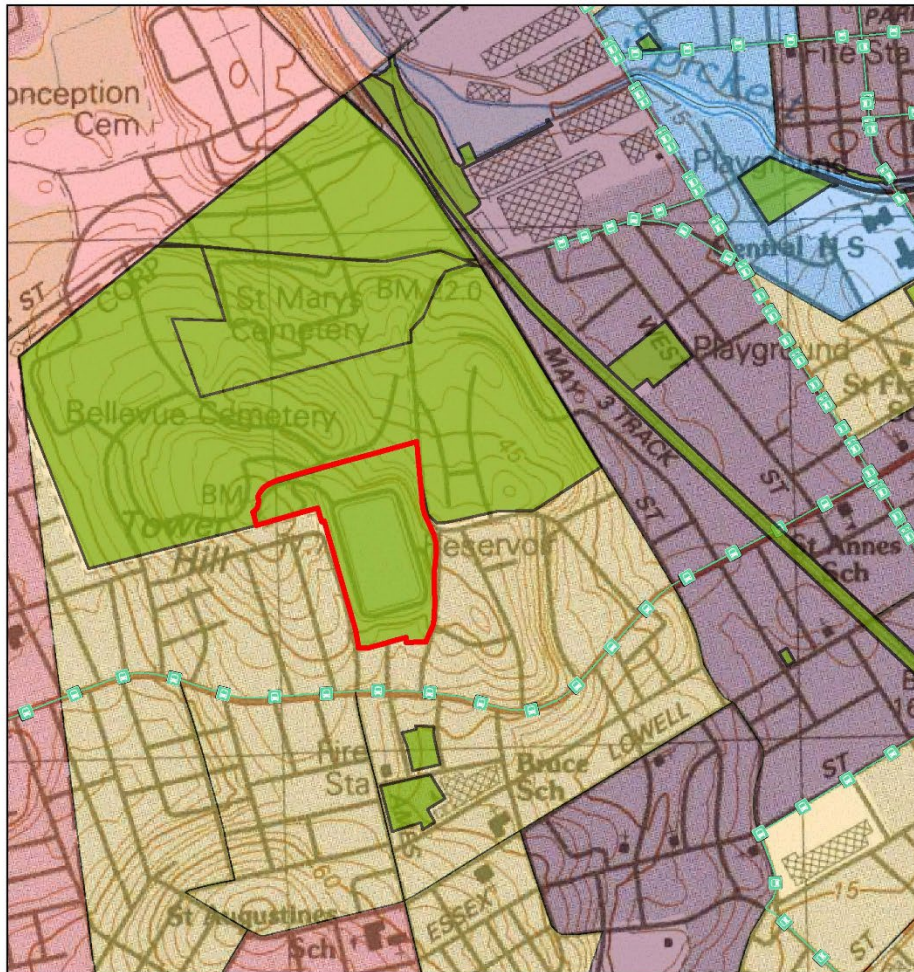
\$150,000 City Share Breakdown

\$100,000 from Community Preservation Act Funds  
 \$50,000 donation from City Sports Leagues, Inc.

### SAMPLE USGS TOPO MAP

**Tips on a creating a USGS locus map:**

- Draw the park’s boundary, not just a point
- Be sure to include enough of the surrounding area so that it is clear where the park is located, but not so distant that the park boundaries are indiscernible
- Show Proximate Priority Development and Preservation Areas as shown on the [South Coast Rail Corridor Plan](#), Merrimack Valley Land Use Priority Plan, 495/MetroWest Development Compact Plan, Metro North Plan, or CMRPC Plan
- Include any adjacent or nearby public or quasi-public parkland
- EJ populations in project site area should be shaded

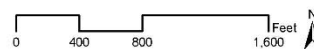


**Reservoir Park**

**EJ CRITERIA**

- Minority
- Minority and Income
- Minority and English Isolation
- Minority, Income and English Isolation

- Reservoir Park
- Lawrence Open Space
- MVRTA\_Routes





## Attachment G

### 301 CMR: EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS

#### 301 CMR 5.00: LAND AND PARC PROGRAMS

##### Section

- 5.01: Purpose
- 5.02: Definitions
- 5.03: Eligibility
- 5.04: Project Application and Selection
- 5.05: Project Conditions
- 5.06: Project Costs
- 5.07: Post-Completion Responsibilities
- 5.08: Conversion
- 5.09: Guidance Documents
- 5.10: Severability

##### 5.01: Purpose

301 CMR 5.00 is promulgated to implement the LAND and PARC grant programs by establishing uniform grant application procedures, project selection standards, and program administration requirements. Both the LAND and PARC grant programs have two separate programs: an annual program in accordance with the grant cycle of 301 CMR 5.05(4); and a rolling program subject to periodic notice of availability as described in 301 CMR 5.05(5).

##### 5.02: Definitions

Active Outdoor Recreation. Outdoor recreation that occurs in parks and requires significant alteration of the natural landscape to provide playground or active sports facilities such as tennis, basketball or other sport courts, ball fields, swimming pools or spray pads, paved bike or walking trails, golf courses, marinas, enclosed dog parks, boat rentals, concession stands, community gardens, outdoor skating rinks, bathroom buildings, bleachers or stands or other developed facilities needed for active outdoor recreation.

Conservation Land. Land owned by a municipality for conservation and passive public outdoor recreation purposes and managed for those purposes under the Conservation Commission consistent with M.G.L. Chapter 40 section 8C. In order to receive funds from the LAND Program Conservation Land must be dedicated in the deed to conservation and passive public recreation purposes.

Director of Environmental Justice. A person so named and designated by the Secretary to review PARC and LAND grant applications and advise the Secretary on the importance of each application in addressing environmental justice concerns.

Division. The Division of Conservation Services in the Executive Office of Energy and Environmental Affairs.

LAND Program. A grant program that provides reimbursements to municipalities of up to 90% of the allowable project costs towards the purchase of land for conservation and passive outdoor recreation purposes and/or planning, design, access, or stewardship projects on LAND funded conservation land.

Management Plan. A plan reviewed and approved by the Division that guides future use and stewardship of the Park or Conservation Land for appropriate active or passive outdoor recreation.

Open Space and Recreation Plan. A plan reviewed and approved by the Division, having a duration of up to ten years, containing those elements required by the Division such as: a summary; statement of purpose including planning process and public participation; community setting; environmental inventory and analysis; inventory of lands of conservation and recreation interest; community goals; analysis of needs; goals and objectives; an action

plan; and maps and letters of comment from the chief municipal officer, planning board, and regional planning agency. Guidelines and a workbook for developing plans are available from the Division.

PARC Program. A grant program that provides reimbursements to municipalities of up to 90% of allowable costs towards the acquisition of land, and the construction, restoration, or rehabilitation of land for park and outdoor recreation purposes.

Park. Land owned by a municipality and managed for active public outdoor recreation purposes under the Park, Playground or Recreation Commission. In order to receive PARC Program funding a park must be dedicated in the deed to active public outdoor recreation purposes.

Passive Outdoor Recreation. Any outdoor activity that occurs in a natural setting with minimum disturbance of the natural and cultural resources and that is consistent with quiet enjoyment of the land including but not limited to hiking, nature study, outdoor education, cross country skiing, snowshoeing, horseback riding, trail bicycling, hunting, fishing, picnicking, canoeing, ice-skating, community gardening in existing fields, swimming in a natural water body with minimal site development, or informal sports activities on an open natural field. For the purpose of eligibility and reimbursement under these regulations snowmobiling may be considered passive outdoor recreation if the municipality determines that it is compatible with other activities. Facilities necessary to support passive recreation with a minimum of disturbance to the natural and cultural resources such as natural surface trails and wood roads, and appropriately-scaled parking areas, bathrooms, and nature centers are considered consistent with passive outdoor recreation. Passive outdoor recreation areas may also be managed for sustainable forestry and farming including community farms and forests.

Project. Reimbursement for the acquisition of land for passive outdoor recreation and conservation purposes, and/or appropriate planning, design, access, or stewardship projects on LAND funded conservation land (including ancillary costs such as title, survey, management planning, design and installation of low impact trails or educational signs or other low impact and appropriate projects to support passive outdoor recreation). Project also means the acquisition, development, restoration, or renovation of parkland reimbursed by the PARC Program that meets all policies and specifications of EEA and the Division. Projects shall require that a project agreement be recorded at the appropriate Registry of Deeds with a reference to the conservation or park land that has been funded with the grant. The project agreement includes reference to all requirements and policies of the grant that apply in perpetuity to the land.

Project Quality Criteria. Rating criteria used in project selection such as park and conservation land accessibility, public participation in design, water and trail access, land and park stewardship, consistency with state and local plans, and environmental attributes such as habitat for rare, threatened, or endangered species and species of greatest conservation need, water resources, farm, forestry, landscape and biodiversity conservation resources, historic and archaeological resources, climate resiliency, stormwater reduction, tree planting, and support of EEA and agency policies.

Project Selection System. A project rating system based on a 100-point scale. The LAND Project Selection System shall award no less than 30 points based on demographic factors, focusing on financial need of the applicant community, and up to 70 points based on project quality criteria. The PARC Project Selection System shall award no less than 30 points based on demographic characteristics, focusing on financial need of the applicant community, and up to 70 points based on project quality criteria. Each program's selection system awards points for implementation of the community's open space and recreation plan and up to ten bonus points at the discretion of the Secretary. The Secretary shall develop and may review and modify, at his discretion, selection systems for the LAND, Rolling LAND, PARC, and Rolling PARC grant programs. The selection systems shall be set forth in Guidance Documents available from the Division.

Regional Project. A recreation facility that has parking for at least 100 cars and adequate comfort stations. Regional Projects generally provide multiple opportunities for picnicking, walking, canoeing, boating, fishing, children's recreation, and swimming. The Secretary may waive the vehicle accommodation requirement if direct access to a public transportation route with regularly scheduled hourly service is available at the project site. Guidelines for regional projects are available from the Division.

Rolling LAND Program. A rolling grant program that conforms with the minimum requirements of the LAND Program, plus guidelines established by the Secretary, excluding the grant cycle requirement described in 301 CMR 5.05(4).

Rolling PARC Program. A rolling grant program that conforms with the minimum requirements of the PARC Program, plus guidelines established by the Secretary, excluding the grant cycle requirement described in 301 CMR 5.05(4).

Secretary. The Secretary of Energy and Environmental Affairs or the Secretary's designee.

Small Town Project. A Project which qualifies only for a maximum of \$100,000 where a community does not meet the population criteria of a city or town of over 35,000 and is not undertaking a Regional or Statewide Project.

Statewide Project. A recreation facility located within a one hour driving time from more than one Metropolitan Statistical Area, accommodates at least 200 vehicles, provides adequate comfort stations, and will also provide for more dispersed or uncommon recreation opportunities such as equestrian trail use, overnight camping, nature center programs, golf, group picnicking, large beach use, boating, skiing, and live animal viewing such as zoos. Any Project located on Nantucket Island, Martha's Vineyard, or Cape Cod is considered statewide regardless of the project scope. The Secretary may waive the vehicle accommodation requirement if direct access to a public transportation route with regularly scheduled hourly service is available at the project site. Guidelines for statewide projects are available from the Division.

### 5.03: Eligibility

(1) Planning Requirement. No application will be considered by the Secretary until the Applicant has filed an approved Open Space and Recreation Plan or submits a draft plan with the preliminary application.

(2) LAND Program.

- (a) Only municipalities with Conservation Commissions duly established pursuant to M.G.L. c. 40, § 8C are eligible to participate in the LAND Program.
- (b) LAND Program grants are available to fund the acquisition of land for passive outdoor recreation and conservation purposes, and/or appropriate planning, design, access, or stewardship projects on conservation land.

(3) PARC Program.

- (a) Only municipalities with a Park, Playground, or Recreation Commission, or any combination thereof, duly established pursuant to M.G.L. c. 45, § 2, and a Conservation Commission duly established pursuant to M.G.L. c. 40, § 8C, are eligible to participate in the PARC Program.
- (b) PARC Program grants are available to fund the acquisition of land for park and active outdoor recreation purposes, and for the construction, restoration, or rehabilitation of land for park and outdoor recreation purposes.
- (c) The following municipalities are eligible to apply for PARC grants:
  - 1. Any city, or a town of over 35,000 year round inhabitants; or
  - 2. Municipalities with a population of less than 35,000 year-round inhabitants that:
    - a. propose a Statewide or Regional Project and demonstrate regional or statewide usage to the satisfaction of the Secretary; or
    - b. propose a Small Town Project.
- (d) The Director of Environmental Justice may publicize in urban areas the existence of the PARC Program, and publicize, make available and assist municipalities with interpreting the PARC Program guidelines.

(4) Affirmative Action and Accessibility. To be eligible for assistance, municipalities must be in compliance with a Civil Rights Review Comment from the Massachusetts Commission Against Discrimination, and Executive Order No. 215, concerning Disbursement of State Development Assistance for Affordable Housing. Municipalities must also show that all parks and recreation facilities are in compliance with the Americans with Disabilities Act (P.L. 101-336), formerly required under Section 504 of the Rehabilitation Act of 1973, P.L. 93-112 (Federal

Handicapped Accessibility Guidelines), as amended; and Department of Interior Regulations 43 CFR 17, Subpart B, or show how and when such facilities will be brought into compliance with the above regulations.

(5) Upon request, the municipality or its authorized representative shall provide all records, books, papers, documents, or other data relating to the Program grant to the Secretary for examination.

(6) Each program Applicant shall cause work on the Project to proceed within a reasonable period of time after receiving a signed state standard contract from the Division and will pursue the Project to completion with reasonable diligence.

#### 5.04: Project Application and Selection

(1) Application Step Procedures. Applications shall be submitted to the Secretary in accordance with the Application Guidelines of the Division, which are available on the Division's web site.

(2) Appraisal Reports. Applications for acquisition assistance shall be accompanied by an appraisal report prepared according to the Appraisal Report Guidelines of the Division, which are available on the Division's web site.

(3) Project Selection System. In order to distribute limited LAND and PARC funds among many deserving applicants, the Secretary has developed a review process called the Project Selection System. The Project Selection System considers a number of demographic and project quality factors in order to identify those projects which best protect natural resources or provide recreation amenities where appropriate in communities that have the greatest need for financial assistance and that have made efforts to implement their open space and recreation plans in coordination with local planning for future growth. The Project Selection System Guidelines for each grant program are available on the Division's web site.

(4) LAND Program and PARC Program Grant Cycle.

The annual filing deadline for applications shall be no later than August 15th of each year. The Secretary may alter or extend this deadline provided that public notice of the change is given at least 90 days in advance of the new deadline. Grants shall be made only once in the annual fiscal cycle; however, grants may be adjusted after the award for cause. Grant applicants shall receive notice no later than November 15<sup>th</sup> of each year from the Division as to whether an award will be issued.

(5) Rolling Program Specific Requirements.

(a) Rolling LAND Program grants must meet all requirements applicable to the LAND grant program, excluding the grant cycle requirement as described in 301 CMR 5.05(4).

(b) Rolling PARC Program grants must meet the all requirements applicable to the PARC grant program, excluding the grant cycle requirement as described in 301CMR 5.05(4).

(c) The Secretary may establish additional guidelines for the Project Selection System of the Rolling LAND Program.

(d) The Secretary may establish additional guidelines for the Project Selection System of the Rolling PARC Program.

(e) The Secretary shall provide notice of availability of funding and the associated filing deadline for any grant funding offered under either the Rolling PARC or the Rolling LAND Programs. Such notice shall be effective when published either in the Massachusetts Register or the *Environmental Monitor*.

(f) The Secretary may announce rolling grant rounds and accept applications from time to time and subject to available funding.

#### 5.05: Project Conditions

(1) Off-street parking and land use and management plans may be required at the discretion of the Secretary depending upon the size of the project area, its intended use(s), the nature of the resource(s), and the availability of public transportation and on-site parking.

(2) Additional project conditions may be required by the Secretary to enhance public benefit or protection of natural resources.

(3) Program Applicants shall provide for fair and equitable treatment of persons and businesses to be displaced as a result of the project, and shall comply with M.G.L. c. 79A, as amended, Titles II and III of the federal Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646) where concurrent federal financial assistance is sought or intended for subsequent project phases.

(4) Property acquired or improved with LAND Program assistance shall be under the care, custody, and control of the Conservation Commission. Property acquired or improved with PARC Program assistance shall be under the care, custody, and control of the Recreation, Park, or Playground Commission. For acquisition projects, the grantee on the deed shall state that the care, custody and control is with either the Conservation Commission for LAND grants or Recreation, Park, or Playground Commission for PARC grants.

(5) A failure to comply with the conditions of any grant contract may result in the reduction, suspension, or withdrawal of awarded grant funds.

#### 5.06: Project Costs

(1) Each grant program provides reimbursement of up to 90% of eligible project costs towards the acquisition of land for active outdoor recreation or conservation and passive outdoor recreation purposes, planning design, access, or stewardship projects on conservation land, or the construction, restoration or rehabilitation of facilities for park and active outdoor recreation purposes. The maximum reimbursement percentage allowed for an approved project will be based on the municipality's equalized valuation per capita decile rank among all Massachusetts municipalities as determined by the Secretary of Administration and Finance. A municipality's rank, and therefore its percentage of reimbursement potential, may change annually based on its increase or decrease in property valuation and population growth. The Secretary may reduce the maximum reimbursement percentage to allow for a more equitable distribution of limited funds among all municipalities. The annual reimbursement schedules are available from the Division.

(2) Subject to the approval of the Secretary, all reasonable costs associated with acquisition projects shall be eligible for reimbursement, as long as they are incurred within the contract period. Costs for title searches, recording fees, boundary surveys, baseline documentation reports, management plans, planning, design, and stewardship projects and other approved project costs from the project proposal, as well as the actual approved purchase price, are deemed to be eligible acquisition, planning, design, access, and stewardship project costs. In addition, for PARC Projects, the actual approved purchase price, recording fees, boundary surveys, engineering, design, construction, and construction supervision are deemed eligible project costs; however, the Secretary shall retain the right to set a fixed limit on the reimbursement of Project costs. Additional information on reimbursement procedures is available from the Division upon request.

(3) As required by M.G.L. c. 132A, § 11, reimbursement under the LAND Program will occur only after the Applicant has expended an amount equal to the total cost of the project and not until the project has been completed to the satisfaction of the Secretary. Billing procedures and forms are available from the Division.

(4) Federal funding sources such as Community Development Block Grants or Revenue Sharing that are defined by the federal government to be local money may be used to match program funds. Community Preservation Act (CPA) funds are also considered local money and may be used to match program funds. Program reimbursements for PARC projects may be paid periodically upon request for payments made by a municipality. Billing procedures and forms are available from the Division.

(5) The Division encourages charitable contributions for conservation purposes either in cash or real property. While real property contributions are not reimbursable, cash contributions may be utilized as the municipality's share of the project providing said cash contribution is deposited into a separate municipal account such as authorized under M.G.L. c. 40, § 5, Cl. 51 and is expended therefrom as part of the municipal appropriation for the acquisition or development.

(6) Project reimbursements are to be based on the receipt of invoices and canceled municipal checks and compliance with current reimbursement requirements of the Division. Municipal staff time and non-cash

donations are not eligible for reimbursement.

#### 5.07: Post-completion Requirement

(1) Operation, Maintenance, and Reasonable Use Limitations. Property acquired or developed with LAND or PARC Program assistance shall be operated and maintained in accordance with management plans reviewed and approved by the Division and project contract and project agreement specifications.

(2) Nondiscrimination. Property acquired or developed with Program assistance will be open to entry and use by all persons regardless of race, color, national origin, sex, sexual preference, age or disability.

(3) Nondiscrimination on the Basis of Residence.

(a) Discrimination on the basis of residence, including preferential reservation, membership or annual permit systems, or user fees is prohibited on the Project site.

(b) The Secretary will approve or deny all proposed fee or access limiting systems. Waivers will not be granted which are inconsistent with the Federal Land and Water Conservation Fund Act, P.L. 88-578, Section 6(f)(8), 16 U.S.C. § 4601-4. *et seq.*

#### 5.08: Conversion and Reversion

(1) Conversion. Property acquired or developed with assistance from the LAND or PARC Program shall be retained and used at all times for conservation and passive outdoor recreation purposes for LAND projects or park and active outdoor recreation purposes for PARC projects in accordance with M.G.L. c. 132A, § 11, St. 1977, c. 933, and M.G.L. c.45 § 1 and 3 as amended. Any property so acquired or developed shall not be wholly or partly converted to other than public active or passive outdoor recreation, park or conservation purposes without the approval of the Secretary. Converted property shall comply with Article 97 of the Massachusetts Constitution and shall be replaced with land of at least equal fair market value, natural resources or park values, acreage and of equivalent usefulness for active or passive outdoor recreation. The Secretary may disapprove conversion requests or reject proposed property substitutions. Grant contracts, at the discretion of the Secretary, may be subject to specific performance.

(2) Reversion. Property acquired or improved with LAND or PARC Program funds shall be retained and used at all times for open space purposes in accordance with M.G.L. c.132A, § 11, as amended, St. 1977, c. 933, as amended; or M.G.L. c.45 § 1 and 3 as amended. In the event that the property ceases to be used, either in whole or in part, for such purposes, all interest in the property shall revert to the Commonwealth, unless the Secretary demands specific performance of the grant contract.

(a) Owners of property so acquired or improved shall notify the Secretary in writing of any change in use or potential change in use of the property that is inconsistent with said conservation, park, or active or passive outdoor recreation purposes. The owner shall have 90 days from the date written notice was received by the Secretary to present evidence acceptable to the Secretary that the basis for reversion has been cured, in which case the property shall not revert. Upon receipt of written notice, the Secretary may review the circumstances of the property and determine that reversion of the property is not appropriate or essential to the protection of public conservation or park land, and find that the provisions of 301 CMR 5.09(1) shall apply.

(b) If the Secretary finds that a property acquired or improved with Program funds has ceased to be used for such conservation, park, or active or passive outdoor recreation purposes, the Secretary shall notify the owner of the property in writing of this basis. The owner shall have 90 days from the date written notice was mailed to the owner to present satisfactory evidence acceptable to the Secretary that the basis for reversion has been cured, in which case the property shall not revert.

#### 5.09: Guidance Documents

The Guidelines or Guidance Documents referenced herein are available free of charge to municipalities upon request from the Division.

#### 5.10: Severability

The provisions of 301 CMR 5.00 are severable, and if any provision or application thereof is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the enforceability of the remainder of 301 CMR 5.00.

#### REGULATORY AUTHORITY

301 CMR 5.00: M.G.L. c. 21A, § 2; c. 132A, § 11; St. 1977, c. 933; St. 1987, c. 564, §§ 8 and 9; St. 1996, c. 15, § 2; St. 2002, c. 236, § 2; St. 2007, c. 27, § 2; St. 2008, c. 312, § 2; St. 2014, c. 286.