

CPC minutes January 27, 2010

Approved as amended February 24, 2010

Present: Sean Conley, Glenn Hearn, Ginny Jones, Dale Julier, Greg Orcutt, Bruce Keep, Susan Phelps, Peter Rodegast; Tony Nevin, Admin. Asst. Absent: Lesley Eaton. Visitors: Richard Knabel, Jonathan Revere

A quorum being present, Dale called the meeting to order at 5:35. The minutes of January 6, 2010 were reviewed and approved unanimously with one abstention.

An invoice from DCRHA for \$6015 in rental assistance was reviewed. Glenn moved approval, Peter seconded, and the motion passed unanimously with Susan abstaining.

The CPC then reviewed draft warrant articles to be submitted to Town Meeting in April 2008. Recommended articles appear in **bold face** below.

Article #0 To see if the Town will vote to appropriate the sum of \$100,000 from the Community Preservation Historical Resources reserve to support debt service for the Town Hall renovation bond issue. This is the second of five annual installments authorized by vote at Annual Town Meeting, April 2008.

Tony reported that Town Counsel recommended that we repeat the appropriation article used in 2009. Glenn moved to recommend Article #0, Greg seconded, and the motion passed unanimously.

Article #1A To see if the Town will vote to appropriate the sum of \$331,244 from the Community Preservation Historical Resources reserve, supplemented as needed from the Undesignated reserve, to fund restoration of the foundation of the historic First Congregational Church of West Tisbury.

After extensive discussion, Sean moved that the sum be amended to \$150,000 in order to encourage the church's fundraising efforts, to suggest that successful fundraising would be taken as evidence favoring additional CPA support next year, and to minimize voters' concern over the magnitude of the request. Peter seconded, and the motion passed unanimously. The amended article was approved unanimously as follows:

Article #1: To see if the Town will vote to appropriate the sum of \$150,000 toward restoration of the foundation of the historic First Congregational Church of West Tisbury, with \$1,500 to be appropriated from the Community Preservation Historical Resources reserve and \$148,500 to be appropriated from the Community Preservation Undesignated reserve. The foundation work is estimated to cost \$331,244, and is part of a larger restoration and renovation project to be supported by private funding.

Article #2 To see if the Town will vote to appropriate the sum of \$8,150 from the Community Preservation Historical Resources reserve, supplemented as needed from the Undesignated reserve, to replace windows in the historic County Courthouse, contingent upon proportional support from all other Island towns.

Glenn moved approval, Peter seconded, and the motion passed unanimously.

Article #3 To see if the Town will vote to appropriate the sum of \$25,000 to fund engineering and environmental studies preparatory to dredging and preserving the Town's historic Mill Pond, with \$5,000 to be appropriated from the Community Preservation Historical Resources reserve and \$20,000 to be appropriated from the Community Preservation Open Space reserve.

Tony suggested that allocating the majority of funding from Open Space was appropriate given the balance in that reserve. Glenn moved approval, Peter seconded, and the motion passed unanimously.

Article #4 To see if the Town will vote to appropriate the sum of \$104,000 from the Community Preservation Community Housing reserve, supplemented as needed from the Undesignated reserve, to provide rental assistance for 17 West Tisbury residents in FY2010 including 11 households currently supported by Community Preservation funds, 4 households currently funded through the Island Affordable Housing Fund, and at least 2 new households on the Town's waitlist (currently numbering 10 households).

Dale explained that the wording was based on recommendations by David Vigneault. Sean moved approval, Bruce seconded, and the motion passed unanimously.

Article #5 To see if the Town will vote to appropriate the sum of \$70,000 from the Community Preservation Community Housing reserve, supplemented as needed from the Undesignated reserve, to support second mortgage loans under a program administered by the Island Affordable Housing Fund for qualified buyers of ~~permanently deeded~~ affordable housing in West Tisbury with incomes less than or equal to 100% of the area median income, where payments will be disbursed case by case as loans are approved.

Sean moved approval, Susan seconded, and the motion passed unanimously. Tony will contact Ewell Hopkins to ensure return of any funds repaid to the IAHF when a mortgage is paid off. The "permanently deeded" phrase will be considered separately.

Article #6 To see if the Town will vote to appropriate the sum of \$225,400 from the Community Preservation Community Housing reserve, supplemented as needed by the Undesignated reserve, for the West Tisbury Affordable Housing Trust Fund, with \$100,000 to support purchase and development costs of a resident homesite and \$125,400 to support construction costs of the Habitat for Humanity MV house being moved to Bailey Park., with the proviso that the homes be restricted by deed to be permanently affordable and that eligibility be limited to West Tisbury residents with incomes less than or equal to 100% of the are median income.

After general discussion about whether to include information about specific projects, the CPC agreed to amend the article to read as follows:

Article #6: To see if the Town will vote to appropriate the sum of \$225,000 to support affordable housing initiatives by the West Tisbury Affordable Housing [~~municipal~~] Trust Fund administered by the West Tisbury Affordable Housing Committee and the Board of Selectmen, with \$20,000 to be appropriated from the Community Preservation Community Housing reserve and \$205,000 to be appropriated from the Community Preservation Undesignated reserve.

Sean moved approval, Dale seconded, and the motion passed unanimously.

At the request of Richard Knabel, the CPC reviewed its actions on Article #0. A general discussion of the need to preserve undesignated funds for future projects and ways to publicize the role of the CPA process and funding for town residents followed; Jonathan Revere offered assistance with MTV.

Dale and Susan completed their terms as co-Chairs; Peter will serve as Chair for 4 months beginning in February.

The meeting adjourned at 7:15.

Respectfully submitted,

Tony Nevin, Admin. Asst.