

West Tisbury Community Preservation Committee

Minutes of July 31, 2026 Meeting

Remote via Zoom

Approved September 2, 2026

Call to Order: 12:00 PM

Committee Members Present at Call to Order: John Christensen, Bea Phear, Sundy Smith, John Rau, Jeffrey DuBard and Rise Terney.

Staff Present at Call to Order: Maura Valley, Administrative Assistant

Others Present at Call to Order: Kate DeVane, Island Autism and Chelsea Joiner, Town Accountant

New Business:

1. Island Autism Request for funds - \$200,000

Kate DeVane is requesting the full \$200,000 appropriated in 2026 be used to pay down the Island Autism construction loan on building one to free up funding to begin building 2. She stated that MV Bank requires they pay off the line of credit for house 1 before moving the line of credit to house 2. According to Chelsea, based on the wording of the warrant article approved, the funding can be used for this purpose. She recommended requesting a letter from MV Bank confirming that the funds would be used to pay down the principle of the construction loan for Island Autism's residential buildings. Jeffrey DuBard requested documentation of expenses paid through the loan as a way of confirming that the CPC funds are being used for construction of the residences. Bea Phear moved to approve payment of \$200,000 to MV Bank pending receipt of the documentation requested. Seconded by Rise Terney and unanimously approved. (Bea Phear – yes, Sundy Smith – yes, John Rau – yes, Jeffrey DuBard – yes, Rise Terney – yes, John Christensen – yes)

2. Island Housing Trust 401 State Road Invoice - \$184,010.33

Jeffrey DuBard made a motion to approve the IHT reimbursement request of \$184,010.33 for work done on the 401 State Road project. Motion seconded by Rise Terney and unanimously approved (Bea Phear – yes, Sundy Smith – yes, John Rau – yes, Jeffrey DuBard – yes, Rise Terney – yes, John Christensen – yes)

Jeffrey DuBard reported that the seasonal communities designation allows affordable housing to be allocated to municipal employees so the Affordable Housing Committee is looking to reserve two of the units at 401 State Road for West Tisbury employees.

Next Meeting: The next meeting, which will be the annual public hearing, is scheduled for Wednesday, September 2, 2026 at 5:30 pm at the Public Safety Building.

ADJOURNMENT:

There being no further business to discuss the meeting was adjourned at 12:35 PM on a motion made by Rise Terney and seconded by Bea Phear.

Respectfully submitted,

Maura Valley
Administrative Assistant