

Community Preservation Committee-Minutes of meeting on January 24, 2018

Present: Bea Phear, Dale Julier, Cheryl Lowe, Lesley Eaton, Chuck Hodgkinson, Scott Stearns and Pam Thors-Admin. Assistant

Absent: Glenn Hearn, Nancy Dole and Tara Whiting

A quorum being present, Bea opened the meeting at 5:30pm

All warrant articles for 2018 Annual Town Meeting were approved with minor corrections, (see attachment #1).

A motion was made, seconded and approved to remove the West Tisbury Congregational Church warrant article from the list due to the lack of the ability to determine eligibility at this time.

Pam said she would email the church to let them know the decision of the committee.

Dale, who had attended the meeting via cell phone, exited after Chuck got to the meeting.

The minutes of the meeting held on December 13, 2017, were reviewed and approved with three abstentions, (C. Hodgkinson, L. Eaton and S. Stearns).

A motion was made, seconded and approved to allow the Chairperson to sign the Dukes County Regional Housing Authority Rental Assistance Invoices outside of a regular meeting.

The following invoices were reviewed and approved;

*Dukes County Regional Housing Authority-Rental Assistance for February-\$4,550.00

*Unibank Fiscal Advisory Service, (Scott's Grove borrowing)-\$305.80 (from Admin. Budget).

*Community Preservation Coalition 2018 Dues-\$1,750.00

Bea also signed the FY2019 Budget which had been approved by vote at the last meeting. Chuck mentioned that Chilmark's Coalition dues are less than West Tisbury's. Pam said she would email Stuart Saginor to find out if the amount depends on the town's population.

The Scott's Grove invoice was reviewed. Pam stated that she would put together a folder with all invoice copies and the spreadsheet showing payments. She stated that the first request for payment contained a few duplicates which were found by Bruce. She said that he did not pay the full amount of the request based on the duplicates. She said she had gone over the second request for payment with Bruce earlier in the day and he was fine with paying the bills (except for one duplicate) based on the submitted documents.

Scott said that the CPC needs invoices for all labor and materials. Pam said she would notify Philippe that this is the case. Chuck said that the Certificate for Payment submitted was just a release but not proof that the payment was made.

Scott said he would be willing to certify this with the promise that all invoices would be made available for the CPC files. He said that after Pam received the invoices, he would be happy to sign at Town Hall to authorize payment.

A motion was made, seconded and approved to authorize payment of the Scott's Grove invoice in the amount of \$117,307.90 pending the proper backup information. To be reviewed and signed by S. Stearns.

In regard to satisfying the Finance Committee requirements, Chuck suggested that Pam forward the voted articles to Gary Montrowl with a cover letter asking the Fincom to review.

The warrant article from the West Tisbury Affordable Housing Committee, (WTAHC) was reviewed. There were many questions regarding the restrictions that may or may not apply to existing and future affordable homes. Bea said she would ask Michael about these issues. Pam suggested that the CPC ask someone from the WTAHC come to the next meeting to address all questions/issues.

The meeting adjourned at 6:30 pm.

Respectfully Submitted,
Pam Thors, Administrative Assistant

Attachment #1

COMMUNITY PRESERVATION COMMITTEE---WARRANT ARTICLES FOR ATM 2018

ART ____ To see if the Town will vote to act upon the recommendations of the Community Preservation Committee to appropriate and set aside for later expenditure from the Community Preservation Fund established pursuant to Chapter 44B of the Mass. General Laws, FY2019 revenues, in the following amounts to the following:

- a. Open Space reserve \$50,000 (10% of estimated FY2019 Community Preservation Fund revenues)
- b. Historical Resources reserve \$50,000 (10% of estimated FY2019 Community Preservation Fund revenues)
- c. Community Housing reserve \$50,000 (10% of estimated FY2019 Community Preservation Fund revenues)
- d. Undesignated reserve \$325,000 (65% of estimated FY2019 Community Preservation Fund revenues)

And to appropriate for the Administrative Expenditures the sum of \$25,000 from FY2019 Community Preservation Fund Revenues.

ART ____ To see if the Town will vote to appropriate the sum of Fifteen Thousand Dollars (15,000) from the Community Preservation Historic Resources reserve to fund the Martha's Vineyard Agricultural Society replacement of the barn doors at the Agricultural Hall.

ART ____ To see if the Town will vote to appropriate the sum of Twenty Thousand Dollars ((\$20,000)) from the Community Preservation Historic Resources reserve to fund the Martha's Vineyard Garden Club replacement of the exterior doors of the Old Mill.

ART ____ To see if the Town will vote to appropriate the sum of Fifty Thousand Dollars (\$50,000) from the Community Preservation Historic Resources reserve to fund the Martha's Vineyard Museum restoration of the Mayhew Peddler's Wagon.

ART ____ To see if the Town will vote to appropriate the sum of One Hundred Thousand Dollars (\$100,000) from the Community Preservation Undesignated reserve to assist Island Housing Trust in funding the development of six (6) affordable ownership homes on Greenwood Avenue in the Town of Tisbury for moderate income families earning 80-100% of the Area Wide Median Income. Local preference as allowed under state and federal fair housing laws will be offered to one (1) West Tisbury resident either living or working in town at the initial lottery.

ART ____ To see if the Town will vote to appropriate the sum of Three Hundred Thousand Dollars (\$300,000) from the Community Preservation Undesignated reserve to the West Tisbury Affordable Housing Trust to fund future expenditures in the amount of \$50,000 and to set up a

fund to enable the Affordable Housing Trust to protect existing homes in the case of foreclosure in the amount of \$250,000.

ART ____ To see if the Town will vote to appropriate the sum of Eighty Thousand Dollars (\$80,000) to support the rental assistance program of the Dukes County Regional Housing Authority for West Tisbury residents with \$1,000 to be appropriated from the Community Preservation Community Housing reserve and \$79,000 to be appropriated from the Community Preservation Undesignated reserve.

ART ____ To see if the Town will vote to appropriate the sum of Forty Nine Thousand Dollard (\$49,000) from the Community Preservation Community Housing reserve to pay down principle on the borrowing for Scott's Grove Affordable Housing development approved in Article #29 at the Annual Town Meeting held on April 11, 2017.