

Community Preservation Committee

Minutes of meeting on December 13, 2017

Present: Bea Phear, Glenn Hearn, Dale Julier, Nancy Dole, Cheryl Lowe, Tara Whiting and Pam Thors-Admin. Assistant

Absent: Lesley Eaton, Chuck Hodgkinson and Scott Stearns

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

The minutes of the Public Hearing and meeting on November 15th were approved with corrections and with one abstention; Cheryl Lowe.

The following invoices were reviewed and approved;

Vineyard Baseball-\$6,577.91,

West Tisbury School Recreation-\$10,000,

Island Housing Trust-Scott's Grove-\$155,208.59

Pam said that she would ask Scott to review this invoice at the next meeting and that she would ask Philippe Jordi-(Island Housing Trust) to include a cover letter stating what work future requests for payment cover.

Partnership for Accessory Apts. -\$1,138.31,

MV Times-\$427.40,

Adm. Assistant payroll-\$700.58,

Dukes County Regional Housing Authority-RA & Admin fees-\$6,350.00

The updated application from the West Tisbury Affordable Trust was reviewed. The Affordable Housing Trust withdrew their original application for \$50,000, replacing it with an application for \$300,000. \$50,000 is requested for future affordable housing ventures and \$250,000 is being requested to keep an Affordable Home from going into foreclosure. It was ascertained that an error in the original covenant on this property allowed the owners to default on their mortgage payments without the knowledge of the Affordable Housing Trust. This problem with the covenants used by the town has been rectified. In the meantime, this particular property could be taken by the bank if the town cannot work with them to keep it. Glenn mentioned that Island Housing Trust expressed an interest in taking over the project if the town agrees that this would be beneficial.

T. Whiting made a motion to approve the Application for Funding by the Affordable Housing Trust for \$300,000. G. Hearn seconded the motion. The vote on the motion was unanimous in favor.

C. Lowe made a motion to approve the Dukes County Regional Housing Authority Application for Funding in the amount of \$80,000. T. Whiting seconded the motion. The vote on the motion was unanimous in favor.

D. Julier made a motion to approve the Application for Funding by the West Tisbury Historic District Commission for \$500.00 for historic plaques to be funded by the Community Preservation Committee 2018 Administrative Budget. T. Whiting seconded the motion. The vote on the motion was unanimous in favor.

Dale suggested that Administrative funds also be used for CPC plaques for completed projects. She said she would research this possibility. Pam asked if the committee would be interested in a sandwich board sign for CPC funded projects under construction. All agreed that both would be beneficial.

Bea reviewed the current list of projects, (see attachment #1).

Pam explained the change in the figure for this year's debt service for the Scott's Grove borrowing. She said that the Treasurer told her that because the borrowing did not happen until this fiscal year, the principal and interest payment was covered and that the interest rate ended up being lower therefore bringing the interest payment down by \$1,000.00. Pam said that Kathy suggested that the CPC pay down \$50,000 in principle this year to work on the debt. With the decrease in interest this year, the cost for funding this would be \$49,000.

D. Julier made a motion to add a warrant article for \$49,000 to pay down principle on the Scott's Grove loan. T. Whiting seconded the motion. The vote on the motion was unanimous in favor.

Pam cited the two letters from the Affordable Housing Committee in support of the Kuehn's Way Affordable Housing project and the Dukes County Regional Housing Authority Rental Assistance program, (see attachments #2 & #3).

Pam asked the committee to review the draft warrant articles for 2018 projects, (see attachment #4), with changes suggested at this meeting. Bea suggested that the Finance Committee be made aware of the projects approved. Tara suggested that the draft warrant articles be sent to them for their review.

Last year's budget was reviewed.

T. Whiting made a motion to approve the 2019 budget. C. Lowe seconded the motion. The vote on the motion was unanimous in favor.

Bea suggested that the committee wait to assign project liaisons until the next meeting.

The meeting adjourned at 6:30pm.

Respectfully submitted,
Pam Thors, Administrative Assistant

Att # 1

CPA Funds Available for FY 2018 and New Projects List

	Open Space Reserve	Historic Resources Reserve	Community Housing Reserve	Undesignated Reserve & Fund Balance	Total Available Balance
Fund Balances 06/30/2017	0	123,929	0	185,729	309,658
FY 2018 Appropriated Reserves	50,000	50,000	50,000	325,000	475,000
Balance Available Funds	50,000	173,929	50,000	510,729	784,658
Proposed Projects					
2018-1	Plaques for Historic Buildings/WT Historic District		*\$500 Funded by current Administrative Budget*		
2018-2	Old Mill Door Replacement/MV Garden Club	20,000			20,000
2018-3	Agricultural Society Barn Doors/MV Ag. Society	15,000			15,000
2018-4	Accessibility Plan-First Congregational Church of WT	40,000			40,000
2018-7	Greenwood Ave. Affordable Housing Project/IHT			100,000	100,000
2018-8	Affordable Housing Trust Deposite-WTAHT and WTAHC			300,000	300,000
2018-9	Dukes County Regional Housing Auth.-Rental Assistance		1,000	79,000	80,000
2018-10	West Tisbury Peddler's Wagon/MV Museum	50,000			50,000
2018-11	Scotts Grove Borrowing		49,000		49,000
Total Proposed Projects	0	125,000	50,000	479,000	654,000
Projected Balance if All Approved	50,000	48,929	0	31,729	130,658

Att # 3



TOWN OF WEST TISBURY
AFFORDABLE HOUSING COMMITTEE

P. O. Box 278
West Tisbury MA 02575-0278
508-696-0102
affordhouse@westtisbury-ma.gov

West Tisbury Community Preservation Committee
PO Box 278
West Tisbury, MA 02575

Dear Chairperson:

The West Tisbury Affordable Housing Committee would like to express their total support of the Dukes County Regional Housing Authority (DCRHA) Rental Assistance funding of \$80,000.00. This program is of great assistance to valued members of the West Tisbury community. As affordable housing becomes more and more difficult to find it is great to have DCRHA work with landlords to bring housing to those with limited incomes.

Sincerely.

Larry Schubert, Chair
West Tisbury Affordable Housing Committee

Att # 4

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 of the Agricultural Hall.

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 doors of the Old Mill.

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's restoration of the Mayhew Peddler's Wagon.

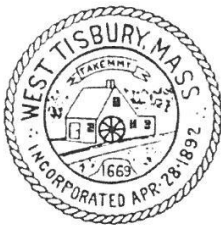
To see if the Town will vote to appropriate the sum of One Hundred Thousand Dollars (\$100,000) from the Community Preservation Undesignated reserve to assist in funding the development of the Greenwood Avenue Affordable Housing Project.

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 Affordable Housing Committee's pursuit of affordable community housing opportunities.

To see if the Town will vote to appropriate the sum of Eighty Thousand (\$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.

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

Att #2



TOWN OF WEST TISBURY
AFFORDABLE HOUSING COMMITTEE

P. O. Box 278
West Tisbury MA 02575-0278
508-696-0102
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Nov. 14, 2017
West Tisbury Community Preservation Committee
PO Box 278
West Tisbury, MA 02575

Dear Chairperson:

The West Tisbury Affordable Housing Committee would like to express their support for the Island Housing Trust funding request of \$35,270.00 for the Kuehn's Way project in Vineyard Haven. This project will add greatly needed affordable housing for all island residents who work and contribute to our community.

Sincerely,

Larry Schubert, Chair
West Tisbury Affordable housing Committee