

July 9, 2019
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, Angela Prout and Rise Terney

Absent with Regrets: Susan Feller

Also Present: Rhonda Conley, Mike Bellissimo and Doug Ruskin

ONGOING BUSINESS

Housing Bank: First, the members believe the words housing bank should not be used. Larry led a discussion of what the makeup, mission and time frame should be of the housing group the selectmen wish to form. Ted presented a list of suggestions to the makeup (see attached). The committee agreed with his list and also stated that the selectmen need to provide guidance to this new group. This group should have a clear mission statement. They should make recommendations on what kind of housing funding should be provided and this should be done within a time frame. The time frame should be before the next annual town meeting. One member also suggested that the group should be mandated to connect with other town boards and committees. Mike suggested that after the group is formed that they should request information from the town accountant on the short-term tax revenue.

16 Old Courthouse Rd.: Leedara sent her evaluation of the RFP respondent IHT (see attached). She suggested that the committee meet with IHT to look over the project after the members have had a chance to review the response in full. Any questions or clarifications can be addressed then. ***Ted made a motion seconded by Mike to make a decision after committee reviews and question or clarifications are answered about the response. VOTE 6 YES 0 NO***

Mike made a motion seconded by Jeffrey to accept the minutes (grammatical errors fixed) as written.
VOTE 4 YES 0 NO 2 ABSTAIN

ANNOUNCEMENTS AND CORRESPONDENCE

Alternate Member: Rhonda told the committee she had received emails from 2 candidates to become alternates. She will ask them to attend the next meeting.

Grant Writing: Rhonda stated there is a grant writing course in Oct. Nobody wishes to attend. Mike believes that the MVC should offer this service.

Chapter 40B Meeting: Rhonda stated that MVC is sponsoring a lecture on 40B by Mass Housing Partnership (MHP). This will be at the MVC between 4-P.M. July 17th. Rhonda will attend.

INVOICES

Town Counsel: Rhonda presented an invoice dealing with the Bollin refinancing and 57 Rustling Oaks. After a short discussion as to who is responsible for the 57 Rustling Oaks part of the invoice the committee voted. ***Angela made a motion seconded by Mike to pay Reynolds, Rappaport, Kaplan and Hackney the portion of invoice pertaining to the refinance of \$122.50 and send the remainder of the invoice pertaining to 57 Rustling Oaks (\$147.00) to the Selectmen for payment.***

VOTE 6 YES 0 NO

There was a short discussion of the perpetuity clause of the covenant that town counsel is looking into on 57 Rustling Oaks and how it affects the foreclosure sale.

Consultant: Rhonda received a bill from the consultant Leedara Zola for the work she did on the 16 Old Courthouse Rd. RFP. ***Angela made a motion seconded by Mike to recommend to the West Tisbury***

Affordable Housing Trust Fund to pay the Zola invoice of #3,000.00 from funds set aside for this project.

VOTE 6 YES 0 NO

NEW BUSINESS

Steel Point LLC: Jeffrey has started to look into this property of 50 acres that may go up for sale or donated to the Trustees of Reservations. There are 4 acres that abut Polly Hill that could be a feasible affordable piece. He asked if the AHC wishes for him to continue to pursue this line. All agreed it is a good possibility and for him to continue his inquiries.

UPDATES

Employee Classification: Nothing to report.

CPA Application: Rhonda presented the application for review (see attached). ***Ted made a motion seconded by Mike to approve the application be sent to the CPC.***

VOTE 5 YES 0 NO 1 ABSENT

IHT Funding Application: The committee believes this funding should not occur at this time partially due to the commercial lease IHT has with the previous owner of the Perlman House.

This is a Trust request and must be reviewed by the Trust for a final decision.

Advertising: Mike presented his quest for advertising for properties. Angela suggested advertising in the Property Values edition of the MV Times. She will look into the cost, etc. of placing ads and possible feature story. Also AHC should continue to pursue the Land Bank with requests.

Adjourned at 7:50 P.M.

The next AHC meeting will be July 23, 2019 at 6:45 P.M. in the 2nd floor conference rm. of town hall.

The next AHT meeting will be July 23rd at 6:30 P.M. in the 2nd floor conference rm. of town hall.

Respectfully submitted by Rhonda Conley