

Oak Bluffs CPC Meeting
4/07/2009
Oak Bluffs Library 2nd floor conference room

Members Present: Stephen Durkee, Chairman. Alison Shaw, Cheryll Sashin, Harvey Beth, Joan Hughes, Charles Rock (By speakerphone from NY), James Westervelt

Also present: Adam Wilson, Administrative Assistant.

The meeting began at 5:30 pm

Minutes from the 3/17/09 meeting were reviewed. A motion was made to accept them as presented.

The Committee voted 5 – 0 – 2 to approve the minutes from March 17th.

-The 1st item on the agenda was the review of the new application form. Adam handed out hard copies of the application in its new format. Adam asked if there was a need to ask the applicant for a CD of the proposal included in the submission. James said it may be difficult for people who have either small projects or are not computer savvy to make it a requirement. There was talk of how a large project would probably come with a CD.

-Adam stated that he had on file all projects that have been submitted. He thought that it would be better to have the projects scanned onto one CD for each year's application. He said having one disk for every project will just add to more need for storage. Committee members discussed how best to keep a record of everything submitted on paper, hard drive and CD.

-The Committee discussed the process an applicant would have for a town project having to be reviewed by the Capital Planning Committee. Adam said he had received information asking for town only projects to be reviewed by the CiP. Harvey thought that if a project is funded through the town budget, it shouldn't receive CPA consideration. Adam thought that a town project may not get CPA funding but still get approval down the road as a capital improvement budgeted by the town. Joan said involving the CiP will better help coordinate the different departments and long term planning.

Committee Members thought that the language stating CiP review prior to admission to the CPC should be stricken from the form. Harvey said perhaps the committee will take the responsibility for guiding an applicant to the CiP instead of it being automatic that they have to meet with them.

By consensus the committee decided to strike #11 on the application form requiring CiP involvement in the CPC review process.

-Cheryll asked Adam if the deadline would be upheld. Adam said it would. As the money gets less and less it will make it easier to deny requests for funding simply by not being handed in on time.

-Charles said he was happy that the most important items on the checklist are included in the new application.

Harvey made a motion to accept the new application with the edits of not needing a CD and no CiP review. Joan seconded.

The Committee voted 6 – 0 to accept the new application.

-Next on the agenda was a review of the accrued interest in the CPA general revenue fund. Adam handed out a spreadsheet from Century Bank that had interest totals from March '06 to February '09 totaling close to \$60,000. It was discussed that there was a huge sum of money in the fund that hadn't been spent. Harvey pointed out that there is enough money in interest alone to cover administrative costs.

-The Committee next discussed Bradley Square. Adam stated he brought up the subject on the agenda because he had reviewed the recent modification decision of the project by the MV Commission and the statement made about the local preference being made for 4 OB residents for the affordable units earning 140% or less of the median income. He wondered about the wide range in the units being

labeled “affordable” how will the committee go with payments of which units out of the 400K that has been approved by the town. Harvey said low and moderate income housing, regardless of the price range, is still “community” housing, and what the voters approved. Anything that is in the realm under what would be market rate is affordable.

-Adam read off what units will be priced at what income percentage. Out of the available, 4 will be reserved for OB residents. He asked if there should be a designation of which units the 400K will help pay for. Harvey felt that as long as it appropriately pays for the construction of community housing, it could go to any one of the ones deemed affordable.

-Adam asked if the money should go to the 4 units slated for OB. Harvey said that the Affordable Housing Committee can make that determination. Steve said the money is for the construction of the affordable housing component of the project.

-Adam said he would be looking for construction bills for the affordable units only in order to apply from the 400K allocation. Harvey said yes that should be the case. Adam said he wanted to know what will be the correct path towards processing payments. He said that there had been an issue about bills coming from one group for preservation work but another group receiving it and then paying that group. It was felt that if there are bills from verified construction companies doing work on the affordable residential units, they will get paid.

-The Committee discussed when to meet next. It was decided not to meet Tuesday, April 21st and to plan on meeting the 1st Tuesday in May (5th).

The meeting adjourned at 6:30 pm.