

Oak Bluffs CPC Meeting
9/27/10
Oak Bluffs Town Building Department Office

Members Present: Stephen Durkee, Chairman, Alison Shaw, James Westervelt, Joan Hughes, Harvey Beth, Cheryll Sashin, Charles Rock, Jevon Rego, and Nancy Phillips*

*Arrived after minute's approval.

Also Present: Adam Wilson, Zoning Administrator and Administrative Assistant to the CPC.

Minutes from the 7/27 meeting were reviewed. Harvey made a motion to accept the minutes as presented. James seconded.

The vote was 6 Yays (Steve, Alison, James, Joan, Harvey & Charles)- 1 Nay (Cheryll) – 1 Abstaining(Jevon)

1st on the agenda was a review of CPC spending to date. Jevon asked about the purchase status of 54 Pacific Ave for affordable housing. Harvey said the sale did not go through. There was discussion on how the owner agreed to the price of \$22,500 but has changed her mind. Jevon also asked about the work being done on the Civil War memorial. Nancy reported that work was being paid for out of the Seaview Heritage project.

James asked about the Bradley Collection project and what its status is now that there was no museum to put the collected works back into since the house and property was up for sale. Adam read from the minutes of the last meeting that the MV Museum hopes to finish the project by March of 2011.

-Committee members wanted to know what will become of the artifacts collected now that they won't be part of the planned museum that was going to be in the Denniston House.

Committee members wanted the MV Museum contacted to learn more of where the collection project was headed now that the Bradley property was being put on the market. A copy of the letter would be cc'd to Ewell Hopkins at IAHF.

-The committee discussed prior projects that had been completed and how remaining amounts had been returned to the CPC fund.

-There was discussion on Bradley Square and the money being returned to the CPC Fund. Adam showed the committee an e-mail from the CP Coalition on different mechanisms to have unused project funds returned to the CPC. He stated that in the past, a document from a project's supervisor stating that no more funds are needed and/or the project is completed was forwarded to Paul Manzi so that accounting could process remaining funds into the reserve account.

-James talked about the Oak Bluffs Affordable Housing Committee being the original applicant for the Bradley Square project and they, along with IAHF, submitted the application for the affordable housing component at Bradley Square. He thought the official word about not needing the remaining funds because the project was dead should come from the OBAHC. Harvey asked what happens if someone purchases the property and wishes to continue with an affordable housing project, can the money still stay with the property. He thought if there is housing opportunity down the road then perhaps the remaining funds should stay in place. Steve asked about a time frame for the property to move to new ownership and when it would be discovered that the new owners plan on doing community housing or if the property would be used for something else altogether.

-There was discussion on whether there needed to be a vote at town meeting to return the remaining funds. Harvey said once a project is declared completed, finished or dead, the remaining funds are automatically reverted back to the CPC funds. There was discussion on the difference between a project

that was completed as opposed to a project that didn't start or was not moving forward. There was discussion on CPA money being used for a specific project vs funds that had been appropriated for community housing. Harvey said if it falls on the affordable housing committee needing to submit correspondence dealing with the future of returned funds, get Town's Counsel to advise the AHC how to proceed.

-James asked that there be a clean break from Bradley Square and that the money goes back to the CPC fund. Cheryl asked if the same needed to be done for the Baseball Field at the Leonardo property.

There was discussion on getting a town vote to rescind the original proposal for Bradley Square.

Committee members talked through the different ideas of recommending CPC projects, which the committee does and approval of those projects, which town voters accomplish at the annual meeting.

Cheryl read from Saginor's e-mail that stated no matter what, CPA funds must return to the accounts from which they were appropriated. If the original warrant article designated where the project money came from, it would go back into the same account upon rescission.

-There was a discussion on the amount of money that had been paid out. There was consensus that there was a good faith effort in paying certain bills related to the project. Jevon & Harvey discussed the payment made involving interest from the mortgage being held by the bank.

-Steve said that Ewell Hopkins should outline the steps going forward for Bradley Square and there should be a letter stating that the project is finished and it's on the market and how long does the \$350K stay in limbo before it can be used for another housing project.

James said there should be a timeline on what's going to happen with the property and the money that went with it.

Jevon asked if a letter to Ewell could be written asking what intentions IAHF has with Bradley Square.

James said there should be a rescind order at town meeting because the project is dead and voters should have the right to get the remaining funds – their money back.

-There was discussion on the CPC sign still on the side of the residence. That led to talk about signs up on other projects

By consensus the committee wants the sign to be removed. Adam said he'll take care of it.

Charles asked if there is any way to recoup the money that had been spent. Harvey said there's a possibility that the plans could be salvaged if there was another housing group wanting to purchase the property but a restaurant group is also in play to purchase the property.

-Next on the agenda was the Old Library Conversion. Harvey said the units are rented and the pharmacy is in place. Parking is still an issue. There was no rental to a handicap individual but that may be done in the future. Harvey talked about TRI's role with community block grant funds and how it is administered throughout the island. Adam stated that although there is a \$160K still available, Michael Dutton reported that there is an outstanding loan which will now be paid off.

-Adam showed everyone that the DOR has received the CP-1 and 3 forms and they have been done ahead of the deadline.

He showed a fund resources report from Tony Nevin showing the money funds available in all towns.

Harvey said there is also a list of all projects and how it's been divided up among the 3 categories.

Harvey stated that more project money has gone to open space/recreation in Oak Bluffs than any other town on island. Other percentages of island project spending were discussed.

There was discussion on the summer resident tax payers meeting and how it went for the CPC. Steve said that the CPC did well with its presentation and slide show presented by Adam.

-Adam reported that SB 90 has received a favorable recommendation out of committee and is going to the floor.

-There was talk about the mood of the town's people to possibly reduce the surcharge or to possibly rescind the CPA. Cheryll said there were people at a recent FinCom Meeting who talked about the possibility of eliminating the town's CPA. There was discussion on whether or not the vote to rescind was 2/3rds on the town floor and if it also needed to be a ballot question.

Harvey asked if the next meeting could be canceled because it falls on Columbus Day. There was agreement to meet again on Monday, the 25th of October.

-There were compliments that the application deadline was well advertised in both newspapers. Adam said he had e-mailed Paul Manzi on the idea that last year's match of \$205K was now available for this year's consideration.

-There was talk of when the applications will be received. Adam said they all pretty much come in the day of the deadline (Oct. 15th)

-Adam handed out the committee policy handbook passed by the BOS to each of the committee member.

-There was discussion on the proposed fishing pier and where it stood in terms of financing, location and permitting.

-Steve asked that there be a formal vote for his chairmanship for another year. Following up on a motion made by Harvey and seconded by Alison at July's meeting -

The Committee voted 9 – 0 to reappoint Steve for as chairman for 2010 - 11.

The meeting adjourned at 5:30 pm.