

2nd DRAFT
Oak Bluffs CPC Meeting
12/16/2008
Oak Bluffs Library 2nd floor conference room

Members Present: Stephen Durkee, Chairman. Alison Shaw, Nancy Phillips, Charles Rock, Cheryl Sashin, Joan Hughes, James Westervelt, Harvey Beth

Also present: Adam Wilson, Administrative Assistant

The meeting began at 5:30 pm

The Minutes from December 2nd were discussed. Nancy asked that they be amended to include verbatim the quote she provided in the Newton decision on CPC funding for open space/recreation.

A motion was made to approve the minutes as presented and amended.

The Committee voted 8 -0 to approve the minutes from 12/2.

-Nancy brought up the subject presenting a project for funding while serving as the representative from a town department that is applying for funds. The committee discussed the policy or lack of policy about who should be presenting to the committee and how voting occurs. A majority of members agreed they did not have a problem with anyone on the committee also presenting to the committee projects from the departments they represent nor having a member vote for a project that is in a category they represent. James and Harvey talked of the need to express an "open minded approach" as a means to negate the impression of having a conflict of interest. Adam pointed out there has never been policy adopted by the committee that prevents anyone from presenting an application as a member of the CPC. Stephen said if committee members felt it was inappropriate to both present and vote then she would have been told that prior to presenting Seaview Heritage last week and Waban Park tonight.

-Guidelines in the application form were discussed. Cheryl handed out [a copy of our instructions for applying to the CPA](#). Questions were asked about how much more guidelines the current application form needed. Charles said he'd analyze the 2 work products and see if he can come up with a better one.

-The 1st presentation to be heard was for the Old Library conversion to affordable housing. Selectman Ron DiOrio spoke about the current affordable housing situation in town and how most of the units available are for the elderly. He invited members of the committee to contact the MVC if they would like to know what the current status of affordable housing is island wide.

-Ron said the renovation of the library is under way. The highway dept is doing the contracting. He said there's a delay in the architect bid because the 1st bid came in too high. He said they are trying to get all subcontracts hired locally. He said bids are coming as far away as New Jersey because of the economic slow down. He passed out a project budget analysis from Brian Hughes showing the project costing 839K and the town needing another 224K to prevent a construction cost gap. Ron stated the building will have a 2 bedroom unit on the 1st floor that will be handicap accessible and two 1 bedroom units on the second floor. Charles asked what other funding sources are available for the project and what type of debt service and tax credits would be available. He had concerns about contingency costs being too low for the overall construction cost.

-Ron said that even though there is a rental revenue stream that will be bring in money fro the town, borrowing against it was not something the affordable housing committee was going to get involved in. Tax credits for rental v. sale of units were discussed. Ron admitted he didn't know much about tax credits but would find out if they are applicable for this project.

-Ron pointed out that the rental revenue can vary based on who applies and what the income qualifications will be. Harvey talked about how these units can't qualify for the DCRHA's rental assistance program. The committee reviewed and discussed the financial structuring of the project's construction costs.

-Joan asked what the current work has revealed about the state of the existing structure. Ron said the building is holding up fine but they are replacing the roof. He told committee members that the government grant has convoluted the process in allocating work contracts. Local workers have to be bonded to guarantee completion.

-The match from the state was discussed. Square foot construction costs were discussed. Cheryll asked how the money will be held and if it can be given over a period of time.

-There was a discussion about the project being finished by fiscal year 2010. Money being held in the CPA account was discussed. Ron said when the project actually gets to working on the apartment units, the state matching funds can be used. Adam said bills being paid so far are coming from the 1st 50K allocation of the CPC funds.

Ron complimented on how effective Michael Dutton was in arguing a favorable decision from the state on preventing a reduction in the per unit allocation for this project. Ron thanked everyone and left the meeting.

Next to meet with the committee was Pat Manning and his presentation on the IAHF 300K OB loan program. He stated the goal of having the account set up was to have funds available when a great housing opportunity comes up. He said the account would have restrictions in place and its use would be coordinated with the Town's Affordable Housing Committee (AHC). He said that in what is now a slow housing market there is a lot of opportunity to buy in to affordable properties if there is revenue put aside to make timely transactions. He cited an example of a property on Sunset Road that was maintained as affordable because the IAHF could act quickly on it.

-Pat said IAHF personnel will do most of the ground work in finding the best "deals" that they would present to the town's housing committee for consideration. Pat talked with Board members about the TRI program currently granting up to 35K for repair projects tied in with housing for lower income owners.

-Harvey asked how this project would differ from a town having its own affordable bank account. Pat said having the money with them provides a lot of administrative support at no cost to the towns. There was discussion about a trust fund set up for the town by the AHC. Charles asked if this proposal would take the place of the town's own savings account. Harvey said there are advantages in centralizing the money for affordable housing through the IAHF. In spite of that, Edgartown has already has set up its own separate fund. The defunct resident homesite committee was discussed as well. Pat thanked everyone and left the meeting.

The next hearing was with David Vigneault from the DCRHA and his yearly proposal for the rental assistance program. He talked about how the CPA funding has helped the program grow but also helped other programs grow as well. He said they are adding 74 subsidies island wide and are looking to gain more island towns' support. He showed the different anniversary dates when most of the rentals have been awarded. He said the program has increased the amount of conversions from summer rentals to year round. He said there is a growing dilemma of families losing income because of the economic slowdown. On the positive side more homeowners who have houses on the market are turning towards the program as a measure to earn revenue while waiting out the glut in inventory. This in turn has produced better matches between tenants and landlords. David gave a thanks to the committee for their past support.

-Charles asked what assistance DCRHA will have with the Old Library project. David said they will provide only administrative support in managing the property when it goes online. Rental payments and income qualifications were discussed. David said the program has received nationwide recognition for its effectiveness in the community but has no regional or state source of funding. Harvey said 2/3rd of the funding comes from IAHF and 1/3rd from CPA which translates into the town having 21 subsidized rental units; 14 paid for by IAHF and 7 from the CPA. The increase in this year's request is to hopefully increase the rentals up to 24.

David thanked everyone and left the meeting.

The next presentation was from Liz Durkee, ConCom's Agent, and the project for shoreline engineering. She said the goal of having 75K for the engineering studies is to secure future grant money to preserve the town's beach coastal bank and the infrastructure that goes along with it. She talked about the stability of the existing shoreline seawall. She said parts of the seawall were rated as a "D" and "D-". As a member of the Seaview Waterfront Committee, they have been very active off island seeking support from regional, state and federal agencies for a project that looks to fix the entire coastal bank from the harbor's entrance all the way down to Farm Pond and the beginning of Harthaven.

-Liz said the foundation for getting funding for such a large project starts with having 4 studies done. She said 4 studies need to be done. At the present time the state is looking for "shovel ready" projects so having the engineering studies done puts the town that much closer to obtaining funds for the preservation of the town's beaches.

-Cheryll asked if there is a breakdown in how much each study costs. Joan said she thought 3 studies would add up to 60K and the other for the balance. Liz said the studies and the permit fees have to be done before any other project can move forward. There was discussion on how things can be matched and also used for construction. Joan said that there's momentum now that has to be maintained.

-Nancy asked how the money gets used for a specific project like the North Bluff seawall. Joan said the focus is on the entire coastal property and not just portions of it. There was discussion about how the whole study is done before anything else can happen. Liz hoped that another allocation of funds from the April town meeting will keep the ball rolling. There was discussion on the idea of having an engineering "Czar" for the OB ocean waterfront.

-Charles asked how these studies will interrelate with the other proposed projects for Inkwell Beach, Seaview Heritage and Waban Park. Joan said it should all tie in together in a cost effective manner. She hopes that when it's appropriate to get everyone together so that all the plans to restore the beaches and banks are on the same page. Liz thanked the committee for its time in hearing the presentation.

-Before the next applicant meeting, Cheryll left for the evening.

The last meeting was with Selectman Kerry Scott and Highway Superintendant Rich Combra and the project for Inkwell Beach and Waban Park. Kerry began by saying this is a project involving many different departments and committees to fix the road runoff that is occurring down by the beach as well as the water accumulation in the park. She said Carlos Pena from Waterfront Engineering has looked at both locations and has come up with options to fix the problems. Kerry said there can be a lot of money attracted from other funding sources statewide if the town gets to fix its beaches. She said it's a priority for her to get Inkwell fixed before the start of next year's summer season.

-Stephen said it's a priority for the committee to figure out the sequence for which projects should be done. Kerry said the engineering and her project are top priorities. She said it will be an economic benefit to keep the beaches safe and in better condition.

Stephen asked if the engineer's studies needs to come 1st before any construction goes forward? Kerry said the feedback so far is that it's great that the whole coastline is being evaluated but that doesn't prohibit certain beaches being fixed now.

-Liz spoke about how the ConCom looks at the engineering as a foundation from which other projects can move forward from. Joan said the new engineering study can be accomplished by June. She talked about what's needed to fix specific banks. She said that because of the SSA's port dock and the jettys that jut out from the harbor's entrance, the North Bluff area will never become a beach again but can be worked on to benefit other parts of the coastline renovation.

-James asked if there is a "fix" made on part of the beach/coastline, won't that change the overall study of how to protect the whole area? There was discussion about how the watershed issue is currently affecting the culvert and what is coming off the road. Joan talked about beach replenishment as being a

stop gap solution and what the overall goal for the town is to keep the beaches replenished permanently. Kerry said her project has been on shellfish constable Dave Grunden's wish list for years. She told Committee members that it's an embarrassment that there are outfall pipes still in place, not only at Inkwell but also Pay Beach. Liz said the display of all the projects planned for the town's coastline can show how the entire preservation will work.

-Harvey brought up the point that it was too bad that there wasn't more coordination between the various committees and departments to bring about a cohesive plan for the town's entire beachfront coastline. He thinks it would be a better sell to the voters at town meeting. Joan said there had been an attempt to make it all one project. She emphasized that without the engineering, nothing will go anywhere. Harvey said one proposal to town would work better. Joan talked about priorities and Nancy added that she'll continue to advocate for Waban Park as a top priority since the stagnant water that accumulates there is a public health hazard and needs to be fixed.

-Kerry apologized that the committee did not get a better coordinated presentation from the various groups looking to improve the condition of the oceanfront. Harvey said all the projects are worthwhile and the CPC needs to find a way to stretch the dollars available for all the categories within the CPA. Kerry said she agrees that all the coastline projects could be interconnected but they have not all been vetted by the Seaview Waterfront Committee. She said her project is looking for something to give to the summer residents. Charles asked if the project gets approval, can it be done before the summer season. Harvey said if it's an appropriation from special town meeting, the money would be available right away. This led to a discussion about how much was currently available in funding. Kerry said she had spoken to Michael Dutton who said there was enough for her project. Adam didn't think there was more than 50k in available reserves. Kerry said she would look into what are the current finances for the CPA.

Kerry asked what can be done to make her project better. There was discussion on how the project evolved. She said if permits can be put in place, then it qualifies as a road protection project and would get federal funding from transportation dollars. Kerry Scott asked for a return to the committee on January 20th with a revised plan that might be more encompassing of all the projects put together.

-The next two meetings were scheduled for 1/6 & 1/20 @ 5:30pm

The meeting adjourned at 8:00 pm.