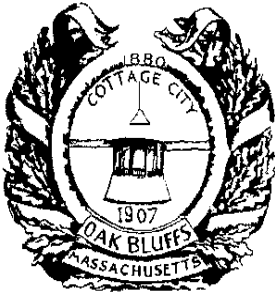


Oak Bluffs Community Preservation Committee

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Joan Hughes, Chairman
Jevon Rego, Vice Chairman
Amy Billings
Stephen Durkee
Charles Rock
Alison Shaw
James Westervelt
Adam Wilson

Oak Bluffs Community Preservation Committee

Regular Meeting, December 5, 2011, 7:00 p.m. CPC/Conservation Office

CPC Present: Amy Billings, Steve Durkee, Joan Hughes, Jevon Rego, Charles Rock, Alison Shaw, Jim Westervelt, Adam Wilson

Also Present: Margaret Knight CPC Ass't, Bill Alwardt/Fin Com

Financial Discussion

Joan reported a conversation with Stuart Saginor of the Community Preservation Coalition. He said the CPA related bill HB70 is now HB 765, and is in Ways and Means. She sent Stuart another e-mail asking the role of Fin Com in the CPA process. Joan reported on a meeting with Bob Whritenhour, telling him what CPC is doing to figure out finances and reporting procedures. He recommended Falmouth's memorandum of understanding, a legal document that is signed with CPA recipients.

As far as money for this year, \$753,598 is known. \$323,000 is the town contribution, \$163,000 from the state matched funds, \$266,000 will be returned from Bradley Square. Also there is \$160,000 from the Park Department grant last year for Niantic Park, after it is voted back at town meeting. Joan said there are about six project accounts in which the finances don't make sense, so we will request that the accountant give printouts from the beginning on them. Some bills paid were not CPA bills. She said there would be a separate "housekeeping" article at special town meeting to reclaim unused funds. Altogether, there is about \$913,000 to give out. She said the accountant thinks there is no money in the reserves, but there may be money there. The only reserve account that doesn't roll over from year to year is administrative. Joan reported that Bob said there is money if the CPC admin. bills run over this year due to paying some left from last year. He said the \$300,000 given in past grants to the O.B. Housing Trust should be in the housing account. The \$22,700 allocated to the Pacific Ave. grant will be returned at a special town meeting; the Housing Trust may ask for it. Bob thinks the money should come back through the CPC now that the parcel is off the table. Jim and Jevon said they'd like to see it come back for a new application. Joan said Bob will deal with the Housing Trust issue. Jim reported the Trust committee did meet a week ago.

Discussion of criteria for grants to affordable housing, including documents from David Vigneault. Joan said Adam thought David has a point about the criteria of preservation as a reason for giving a grant to replace a roof. Steve said that under the affordable housing category, it says yes to just about everything, that fixing a roof could be rehabilitating or supporting. Jim said before he felt it was

maintenance, but according to David's DOR reporting it could be O.K. Jevon asked if this could change the decision to not allow the police station roof application. Joan said it would need to be approved as historic; Alison said it hasn't been designated historic. Alison said the CPC talked about referring the affordable housing roof to the housing committee, and suggested could tell David informally to go to them. Steve said the problem right now is that the housing committee isn't fully functioning.

Trinity Church Stained Glass Window repair:

Barney Zeitz and John Anderson (church trustee) were present. Barney showed pictures of patched and deteriorated lead. He said four years ago, the project was partially funded. He reapplied last year when five windows had been finished, and the proposal was turned down. There was some difficulty in timing the work with access to the Campgrounds, but now eight are done, out of the forty half windows there. He said that previous work on the windows was not a real restoration and wouldn't last, that they needed to be taken apart and re-lead. The rounded lead he uses will be good for 100 years, and that it's an important building that people see right when they come into the Tabernacle grounds. Charles asked about windows if the building were sold. It was agreed that was unlikely in the Campground, but another time that could be included in a memorandum of understanding. John Anderson said the church is open to the public in the summers, and was built in 1878. Barney talked about the Civil War statue he worked on, how it cost much more than expected, and now the scabbard has been stolen. He said money from insurance would pay for replacement.

Martha's Vineyard Museum:

David Nathan and Nancy Cole represented the Museum. David said they were here last year with the same project, except that the town allocations use the 2010 census. Last year three towns put the project on the ATM warrant. The Museum has been using the funds from West Tisbury and Aquinnah, paying for 12-15 hours of Nancy's work week. Edgartown funding was contingent on other towns, so not successful. The funds are to be used for preservation and documentation of about 130,000 objects and archival documents. David said if the Museum ceased to exist, the objects would belong to the taxpayers. Nancy said her usual work is mostly in the schools making resources available. This project is to preserve, and to make accessible materials. The archival material needs to be put in acid-free storage, and there will be an on-line data base where it is all arranged and described. As an example, she showed a newspaper page from 1800s in a manila envelope, in need of acid-free storage. Charles asked about fire protection. David said the new building will be better equipped to deal with fire with an air suppression system, rather than sprinklers. In reference to last year's application, Jevon said the town counsel questioned applicability because the grant was to pay for hiring someone. David said the Edgartown CPC overruled their town counsel's advice by approving the project. Adam said Aquinnah approved it, too, with the same town counsel. Steve said Ron Rappaport is the town counsel but Michael Goldsmith reviews the projects.

In response to a question, Nancy said she is mostly working on boxes of materials from towns funding the work, but many boxes are of intermixed town materials. David said if they get enough funds, they'll hire an archivist to do the work. He says it's a two year project if fully funded, but now at least a three year project because some towns are off cycle in funding. If the Museum is funded this year, they would be back at least one more year, but are also looking for private funding. Jevon asked about Bradley Square historical materials, and Nancy said they had all been moved to Edgartown.

Affordable Housing DCRHA:

David Vigneault of the Dukes County Regional Housing Authority gave a summary of Oak Bluffs housing assistance needs. He said the new O.B. housing committee was supportive, and he typically would have looked to them but there is a wait list this year of 35 people, and two-thirds of them can't

take advantage of the program because their incomes don't fit area median income requirements of 40-60%. The amount of subsidy is down, and there are lots of changing landlords. Joan asked where bills are sent for CPA funds, and David said they're addressed to the Board of Selectmen. Joan asked they be sent to the CPC. David said subsidies are paid out to nineteen families, and there will be a synopsis with the bill.

Regarding the request for funds to replace affordable housing roofs, David said the Coalition is clear that housing is best if it's new or preserved, that subsidizing housing is a holding action with ownership best. He said maintenance of subsidized housing was shifted to his group, and it can't be absorbed. He sees \$180,000 needed for repairs in the next 3 to 5 years for housing built by the state but now owned by DCRHA. The apartments needing re-roofing have been a "quiet success for more than twenty years." His research found support of affordable housing a criteria for CPC funding, and also preservation of the buildings. He hopes to have a hard figure for the work soon. The rent goes to upkeep and utilities; there is no management fee, although a property manager is paid. The property is funded through a contract with the state for services to the chronic mentally ill and cognitively disabled. Jevon asked if he is required to get three bids. David said as a municipality they always get three bids.

Island Housing Trust:

Philippe Jordi, director of the Island Housing Trust, said the Trust was formed six years ago to get involved in acquisition of homes, long term stewardship. This project is to set up a template for a data base so there would be an institutional memory to keep track of resale and financing. There would be readily available digital info on deed restrictions, types of homes, who owns them. The info would be accessible to those who are responsible for maintaining the properties. He said approximately 44 homes have been created over the past twenty years. It would take about three hours per property to log. In-kind work would be one third, with the towns paying two thirds. It would be cloud technology with a template specific for affordable housing. He said Tisbury and Aquinnah are on board, with discussions in Edgartown and West Tisbury. They would only bill for time spent on the town's properties, not to exceed the grant. It would not include rentals, but would identify youth lots, deed restrictions, mortgages. The data base would be licensed for ten users, so someone from the town would have access. The cost quoted of \$75 an hour includes the Trust overhead. Jevon asked about the long term stewardship of this data base. Philippe said the Trust had to do some fundraising this year but less than last year. They are doing the Lake Street project, and did Eliakim Way and Lambert's Cove projects. The data base can be exported and is ultimately the town's data.

A motion was made to approve the minutes of November 21, 2011 meeting. All approved. The next meeting on December 19th will be to look at the other four proposals on the table. **Adam said he would write a letter regarding the non-applicability of the police station roof proposal. Jevon said he's worked on a letter to Mashek MacLain** regarding the SeaView Heritage project architectural costs, and told them it was coming. He and Joan will review it. Minutes for November 21, 2011 approved. Meeting adjourned at 9:00 p.m.