

Oak Bluffs
Community Development Council

Meeting #118

Minutes of 04.28.10

9am-Town Hall Meeting Room

Members in attendance:

Renee Balter, Alison Shaw, Priscilla Sylvia, Terry Appenzellar, James Westervelt (recorder)

Also in attendance: Selectmen Ron DiOrio, Gail Barkmakian

Minutes: Minutes of 04.07.19 read and approved.

Item: Old Town Hall/Grant search

Terry reported meeting with Alice Boyd concerning our search for grants. Under the Rural Enterprise Grant Program the focus is on new business. **Terry** emphasized we need to seek the highest and best use possible and not focus so much on the idea of museums and visitor center. They are important but should not be the central theme of the project. **Priscilla** suggested the site would be good for multiple uses. **Ron DiOrio** suggested that the committee follow grant guidelines then added how the Affordable Housing Committee sought multiple uses for the Noyes project. The Affordable Housing Committee wanted residential rental units and pharmacy component. The committee advertised the commercial space designating it for some sort of "medical facility". That way they were not specifically defining the available space. **Terry** said the whole committee should read the grant completely. **Ron DiOrio** suggested any advocates for a museum should form a non-profit and seek space in the project. **Alison** questioned Renee on her meeting with the MV Museum people. **Renee** said she and **Terry** met with David Nathan of the MV Museum and he is supportive and would help in guiding any grant application and also lend artifacts from the MV Museum to a new museum. He was not interested in having the MV Museum a part of this project. **Jim** reiterated the need to be focused on the highest and best use. **Terry** said more commercial and retail was needed. **Terry** said that a commercial/retail project could and should be a marketing tool and an entrance way to all of OB and Circuit Ave. **Jim** thought that an emphasis on year round commercial/retail establishments should have priority. **Renee** doubted the profitability of year round businesses. **Nancy** thought a year round bowling alley could be one component. A planning grant should be able to tell us what the needs of the town are, what kinds of businesses are needed and make OB attractive.

Item: Derelict Buildings/Fees

Priscilla asked about the status of our study of derelict buildings. **Jim** said that the building department is handling the problem with the existing by-laws and using the "Board of Survey" to approach derelict buildings. **Ron DiOrio** said he has asked the Building Department to submit a report to the BOS every six months. He also said the building next to Sovereign Bank on the North Bluff has been taken down at a cost of \$10,000 (mostly disposal costs) and a lien placed on the property for that amount. Ron Rappaport's office is looking to write language to tack interest on liens. **Terry** asked about the work we did on the fee structure in town. **Ron DiOrio** said most of our recommendations have been implemented.

Item: Non-Profits

Ron DiOrio asked the CDC to inventory all of the non-profits that are located in Oak Bluffs. Once we inventory them we should look into whether they are complying with their tax status and land use.

The committee then discussed the towns' finances. **Jim** suggested a joint fall meeting of the CDC and the Finance Committee to go over the CDC's findings of the Cost of Services study. The committee thought a "refresher" of the study would be a good idea. **Priscilla** then mentioned the School Budget and that there wasn't anywhere to cut costs. **Ron DiOrio** stated that there were four areas in which costs are out of the towns control:

1. high school assessment
2. special needs students
3. health care costs
4. retirement board

Renee suggested having department heads list their needs and look for volunteers. Perhaps we could have a list that residents could see where help was needed and volunteer. **Terry** thought that it was not as easy as that. It would require a lot of work by a "volunteer coordinator". **Terry** suggested a volunteer pilot program and see how it works out.

Meeting Adjourned 10:17am

Next meeting: 05.05.10 @9am