

Oak Bluffs  
Community Development Council

**Meeting #121**

**Minutes of 06.02.10**

**9am-Town Hall Meeting Room**

**Members in attendance:**

Priscilla Sylvia, Terry Appenzellar, Iona Pressley, Nancy Phillips, Alison Shaw,  
James Westervelt (recorder)

**Also in attendance:** Selectmen Ron DiOrio, Peter Martell

**Minutes:** Minutes of 05.19.10 read amended and approved.

**Item: Old Town Hall/ PD**

**Renee** introduced Peter Martell to the committee and then explained the committee's attempt to find solutions for the highest and best use of the old town hall property and the desire to find a suitable site for the Police Dept. **Peter** then summarized his past participation on committees regarding this site. Peter's findings were done approximately 5 years ago so costs need to be updated. Peter said that state and federal grant monies and guidelines would cost the town approximately \$15 million to develop the site. Private developers could do something there for \$4 to 5 million with a rental agreement with the town. He suggested a land lease of \$100,000 per year.

Regarding the Police Dept. he found:

1. The site is one of the most valuable commercial sites in town.
2. Building a new PD facility costs approximately \$4 million versus moving existing structure and remodel at \$750,000.
3. The Old Town Hall building could be moved for approximately \$30,000.
4. There is a vault on site that would need moving. Cost ?
5. Old foundation would need filling and a new foundation constructed for the moved structure. Cost ?
6. Office trailers could be used by the PD while the moved structure was reconstructed. This would take up to 6 months.
7. Mitigate neighbors concerns with fencing, shrubs and proper landscaping.

**Peter** mentioned an arrangement that the town pursued a few years ago regarding the old town hall site. **Ron DiOrio** then explained why it did not pass Town Meeting. **Ron** said the public thought the arrangement didn't raise enough rental revenue and that the Town was "giving away the land". **Ron** also said the town did put out a RFP and there was some interest.

**Nancy and Renee** mentioned the planning grants we were looking into. **Jim** asked Peter if he was familiar with the Emergency Operations Center grant. **Peter** said that

the Emergency Operations Center grant requires the participation of the Fire Department as well as the Police Dept. **Peter** said in a large emergency the Fire Dept/Headquarters becomes the seat of government. The committee members thanked Peter for his time and input. He left the meeting at 9:45.

**Nancy** said that there would be a Grant Money training session at the VTA Building on Friday the 4<sup>th</sup> at 10am. **Renee said she would attend.**

**Item: Non-Profits**

**Terry** suggested we needed to adopt consistent rules for evaluating non-profits. The committee then started to list possible rules.

1. A non-profit must appear on the tax roles as a non-profit.
2. A non-profit must have a structure on the property.
3. A non-profit structure that does not consistently comply with the non-profit status and use i.e. activity that not related to their tax exemption.

**Jim** mentioned and read part of a Boston Globe article about various communities in the Boston area that are now looking into religious organizations and their land and building use vs. their tax exemptions. **Jim** suggested inviting our tax assessor to one of our upcoming meetings. **Jim** said payment in lieu of taxes and tax exemption statuses were two different things. **Terry** suggested two lists one for payment in lieu of taxes and one for questionable tax exemption status. **Renee** said we needed to go case by case. **Terry** said town employees should be doing this not us. **Ron** suggested we meet with our town assessor and discuss current use of property vs. tax-exempt status. **Iona** asked about federal guidelines for exemptions. **Ron** suggested someone prominent from Harvard could be willing to meet with the committee.

**Priscilla will invite OB Assessor Diane Wilson to our July 7<sup>th</sup> meeting.**

**Item: Miscellaneous**

**Priscilla** reminded everyone that we must post agendas for all of our upcoming meetings.

**Nancy** mentioned the parking alongside of Waban Park where there is a steep grade. The committee reviewed the map of the park.

Meeting was adjourned 10:19

**Next meeting 06.16.10 9am**

Town Hall meeting room

