

Community Preservation Committee
ZOOM # 92288154708 Minutes November 18, 2020 11:00 AM Town Hall
FINAL

Present for the Community Preservation Committee and attending the meeting were: Bill Rossi, Warren Doty, Steve Lewenberg, Lisa Burkin, Jane Slater, Cathy Thompson and Chuck Hodgkinson. Tim Carroll, Jim Malkin, Ryan Rossi, Kate DeVane, Dawn McKenna, Karen Tewey, Philippe Jordi, Ashley McKenna, Doug West, Peter Neilley and CJ Rivard also attended.

The meeting came to order at 11:02 am. Mr. Rossi's sound function was not operating. The Committee asked Chuck H. to manage the agenda. He proceeded to open the public hearing at 11:05 am and read the legal notice.

There will be a ZOOM public hearing Wednesday, November 18, 2020 at 11:00 am to discuss and receive public comment on four regional Community Preservation Act funding requests that are under consideration for the April 2021 Annual Town Meeting.

Harbor Homes of Martha's Vineyard, Inc. is seeking \$55,450 of CPA Affordable Housing Funds as Chilmark's share of the cost to purchase a property through the Island Housing Trust for homeless women earning less than 30 % AMI.

Island Autism Group is seeking \$50,000 of CPA Affordable Community Housing and Open Space Park & Recreation Funds as Chilmark's share of the cost to acquire 7.5-acres at 515 Lambert's Cove Rd. in West Tisbury. A portion of the funds will be used toward the purchase of the property and to help fund the construction of affordable housing on 3 of the 7.5-acres. The housing will be for eligible people with autism needs preferably from the island and earning less than 100% AMI. A permanent deed restriction will be placed on the affordable housing portion of land. The remaining 4.5-acres will be used as a farm-based autism center and is the Open Space, Park & Recreation use.

MV Camp Meeting Association is seeking \$172,000 of CPA Historic Preservation Funds as Chilmark's share to restore the roof on the historic Tabernacle in Oak Bluffs.

Ms. Tewey was invited to review her request for \$55,450. Ms. Tewey thanked the Committee for its support two years ago for the initial Harbor Homes project. She explained Chilmark was the only town to support it at this early juncture and this support was a spark for launching their fund raising efforts. She summarized the progress made on the facility purchased in Vineyard Haven for homeless men. She continued by stating this year's request is to purchase a similar property through the Island Housing Trust for women in need of shelter and assistance. The Committee congratulated Ms. Tewey on the significant progress she has made in bringing an idea to fruition.

The Committee asked how Harbor Homes is managing its finances. Ms. Tewey said they have a CPA on retainer to oversee their financials and record keeping. This accountant manages the finances for several non-profit organizations on the island.

The Committee asked if there was any public comment. There was none.

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Ms. DeVane was then invited to review her proposal for the Island Autism Group (IAG). Ms. DeVane thanked the Committee and summarized the island's need for autistic individuals and that she has been Chair of the Island Autism Group Board for 14 years. She explained the vision for the campus on Lambert's Cove Road and said the organization closed on the property just yesterday. The IAG will own all assets of land and buildings and plans to build a total of 12-18 bedrooms on the three-acre portion of the property. Some of the units will have multiple bedroom capacity—such as a three bedroom apartment.

Mr. Lewenberg said he is quite familiar with this concept and wholeheartedly supports the IAG. Ms. DeVane thanked him and said they have a well-conceived business plan and operating cash flow projections and schedule. It is modeled as a user-based housing system—much like FarmSteads in New Hampshire.

She added IAG is seeking a total of \$400,000 from all six towns in CPA funds to help fund the land purchase. IAG matched this amount through fund raising and has additional funds in reserve to help fund construction. The Committee complimented Ms. DeVane on her plan and asked for public comment. There was none.

Ms. Rivard was then invited to review her proposal for the Tabernacle roof in Oak Bluffs. She thanked the Committee and said the Tabernacle is listed in the National Registry of Historic Places and explained this is Phase V of the renovation plans. It is the most expensive and is estimated to cost a total of \$3 million. She is seeking a total of \$1.5 million of CPA funds from the six towns. Chilmark's share is \$172,000.

The Committee agreed this facility is an important island historic resource and explained to all of the applicants the Town has a guiding policy of not awarding more than 10 percent of its annual CPA revenue to non-Chilmark based projects. It further explained how this is a guideline and that all three proposals thus far are very well organized.

The Committee asked for public comment. Mr. West fully endorsed the project as his family is now year-round Chilmark residents and has been visiting the island since the 1950's. The camp ground was a big part of their island history.

With no further public comment the Committee asked Mr. Malkin to summarize his project that was only submitted this past Saturday. He explained the commercial fixed dock, Dutcher dock and the fuel dock are at risk to rising sea level. The commercial and Dutcher docks are also in decay and need significant restoration. Harbormaster Rossi added the fixed docks are now under water in just about every moon tide. This used to only be the case during significant storms or hurricanes.

The request is for \$20,000 of CPA park and recreation funds to pay for a feasibility study on the best ways to repair the docks and accommodate rising sea level changes. He said all options will be considered from fixed to floating docks. Mr. Neilley said they are also working with the Martha's Vineyard Commission on this project. Mr. Malkin said the \$20,000 figure has no factual support and asked if the Committee would consider increasing it up to \$50,000. After discussion the Committee agreed to consider increasing the request up to \$30,000. Chuck H.

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confirmed the project is eligible for CPA park & recreation funds as town counsel Michael Goldsmith reviewed the request over the weekend and confirmed its eligibility.

With no public comment and no further questions a motion was made to close the public hearing at 11:56 am. The motion was seconded and passed unanimously with six in favor via a roll call vote.

Chuck H. reviewed the projected CPA fund balances for FY 2022. The Committee again congratulated all four applicants on having very well thought out programs. It then discussed how to apply the 10 percent guideline and the significant town projects that are within a year or two from starting—such as the housing program for Peaked Hill. Ms. Thompson added the Planning Board is reviewing options for this housing program.

After much discussion consensus was reached to recommend \$15,000 for each of the three regional applications to town voters at the April 2021 annual town meeting.

Motions were made and seconded to recommend \$15,000 for each of the Harbor Homes, IAG and Tabernacle projects as outlined. Each motion was seconded and passed unanimously with six in favor via a roll call vote for each.

A motion was then made to recommend up to \$30,000 of CPA park and recreation funds for the Menemsha Basin dock feasibility study. This motion was seconded and passed unanimously with six in favor through a roll call vote.

FY 2022 Reserve Amounts: Chuck H. explained the committee also needs to vote on the mandatory FY 2022 reserve amounts based upon projected CPA revenue. He suggested the following: **Article #:** To see if the Town will vote to approve the following request of the Community Preservation Committee: To see if the Town will vote to reserve from the Community Preservation Fund FY 2021 estimated annual revenues up to the following amounts for community preservation projects: **10 % or \$40,000.00** for the Community Preservation Reserve for Open Space; **10 % or \$40,000.00** for the Community Preservation Reserve for Historic Resources; **10 % or \$40,000.00** for the Community Preservation Reserve for Community Housing; and **70 % or \$280,000.00** for the Community Preservation Budget Reserve. A motion was made and seconded to recommend these FY 2022 reserve fund amounts to voters at the April 2021 annual town meeting. The motion passed with a unanimous vote of six in favor via a roll call vote.

Left off FY 2021 ATM Warrant: Chuck H. explained with all the changes caused by the covid pandemic this article was inadvertently left off the June 2020 outdoor annual town meeting. He explained the committee voted to recommend it to voters and asked if it still wants to support it for next year's meeting. **Article #:** To see if the Town will vote to approve the following request of the Community Preservation Committee: To see if the Town will vote to appropriate from the existing Community Preservation Reserve for Historic Resources the sum of **\$2,500.00** as Chilmark's share to the Martha's Vineyard Agricultural Society for the purpose of restoring the ox cart, historic artifacts and records and to build a case for the Ag Hall model.

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A motion was made and seconded to again support the Ag Hall's project as outlined and recommend it again for town voter consideration at the April 2021 annual town meeting. The motion passed unanimously with six in favor via a roll call vote.

Time will be reserved for topics the Chair did not reasonably anticipate. See previous discussion during the public hearing for Jim Malkin's request for \$20,000 CPA Park & Recreation funds for the dock study.

ADMINISTRATION:

The draft November 13, 2019 meeting minutes were reviewed and approved as presented by consensus.

With no further business to discuss the meeting adjourned at 12:33 PM.

Respectfully submitted by Chuck Hodgkinson, C.A.S.