

Oak Bluffs Community Preservation Committee
P.O. Box 1327
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Joan Hughes, Chairman
Jevon Rego, Vice Chairman
Amy Billings
Jim Bishop
Jim Dearing
Ewell Hopkins
James Westervelt
Adam Wilson
Al Woollacott
Margaret Knight, Admin. Assis't

Oak Bluffs Community Preservation Committee Minutes

January 6, 2020, 7:00 p.m.

Present: Joan Hughes, chair, Jevon Rego, vice-chair, Amy Billings, Jim Dearing, Ewell Hopkins, Jim Westervelt, Jim Bishop, Adam Wilson, and Al Woollacott

Also Present: CPC Admin Assistant Margaret Knight, Maura McGroarty

Joan opened the meeting, saying that Adam would join the discussion remotely from Brazil, and that all votes would be by roll call.

Minutes from December 16, 2019 were approved.

CPA Applications Discussion:

It was agreed to go through the applications and vote on them first without a dollar amount. Joan said there would be about \$1,125,000 available for grants this year. Joan said the total requests come to \$1,302,500, with Sunset Lake accounted for. Margaret said Bob had said the new engineering for Farm Pond culvert would probably be around \$100,000 (with \$50,000 already approved).

Cottagers Corner Windows Restoration

Joan said the historic assets report from PAL has not come yet. She said the committee could plan to fund the windows, with the caveat there be a historical preservation restriction in place. Margaret said the deed restriction would include language about maintaining the historic features. Joan said she was not confident that \$51,000 was enough for the windows. Jim D. said he didn't think they included the trim.

A motion was made and seconded to support the Cottagers Corner Window Restoration project. It was approved unanimously.

Agricultural Society Historic Preservation

It was agreed the money would go toward restoration of the cart and the boxes of documents/artifacts, but not the hall miniature. Al questioned the looseness of the document request.

A motion was made and seconded to support the Agricultural Society Historic Preservation project. It was approved unanimously.

Martha's Vineyard Museum Photo Conservation

Al said the request was piecemeal, and they should come back with a full plan for what they wanted to request. Joan and Jevon questioned why they were asking for this small amount of money after spending so much on exhibits and property. Jevon suggested the committee could send the Museum a letter. Amy said at least the photos are Oak Bluffs related.

A motion was made and seconded to support the Martha's Vineyard Museum Photo Conservation project. In support: Jevon, Amy, Jim D., Al Opposed: Ewell, Jim B, Jim W, Joan, Adam. **There was not sufficient votes to recommend this project.**

There was discussion of sending a letter in explanation of the vote, asking what their long term plan was. Al said it would be different if they were asking for a larger Oak Bluffs-related project. Joan said she didn't want to give the impression of rejecting the Museum. Ewell said he didn't want every department of the Museum coming in to ask for money separately. Jevon said they planned to have an endowment fund, and curating should be part of that.

OB Library African American History Exhibit

Amy said she didn't think the library was the place for this, and not for that cost. She said that they could be changing out exhibits of the items they have. Ewell said he thought this was a project mainly supported by the director, and that he saw no evidence of support from the Friends or Trustees of the library. He said he would like to know how this fits into the bigger picture of the library, and that the dollar figure is high for making an exhibit. Jim B. questioned the high design dollar figure, and said the library is not a museum. Amy said there are other OB groups with OB history that might want exhibits, and she questioned paying museum-quality cost for an exhibit there. Al said he thought the exhibit belongs in OB, but that he didn't know if a larger African American group was asking for it. He said that it should have a bigger space than a room at the library. Jim W. said he had liked the application but now questioned whether it should be in the library. Amy said she wondered how Allyson ended up with the donations [of historic items], and why she would have taken them. Joan said she was not sure the library was the place for a static display, but that it was important to have the things preserved, and wondered what would be done with all the items. She said she understood the price and would like to see the items preserved.

There was no motion to recommend the project.

Union Chapel Organ Restoration

A motion was made and seconded to consider recommendation of this project to restore the Union Chapel organ. Adam [or Al ?? – tape was not working here] said he thought the application should have come from the Preservation Trust [Vineyard Trust]. Others agreed.

The vote was unanimous in favor of recommending this project to ATM2020.

Hartford Park Restoration

Amy said the plan is basically the same as was presented but that the walkway would be pebbled concrete rather than stamped concrete, to match the others in town.

A motion was made and seconded to recommend this project to ATM2020. The vote was unanimous in favor of recommendation.

Daggett Avenue Affordable Housing

There was no motion to recommend this project.

Perlman House Affordable Housing

There was no motion to recommend this project.

Harbor Homes

Al said he thought the project is high risk. Jevon said Karen had said the Edgartown selectmen were interested in the project for next year. Jim B. said he thought she would hit her goal, and that it fills a niche not addressed on the island. He said the house was worth the price and near Franklin Street and the bus. Amy said she had a problem with not knowing where it was, and wondered why the Vineyard House, or some entity that already existed, had not done provided this home. Ewell said they are going for a broader base than substance abuse people. He said he was concerned the state funded the county \$150,000 to do an analysis of need, and that this should be done before the study. Amy said there was no information in the application of the study that Karen had said had been done. Jim W said the application should be from IHT. Jim B said IHT would get a bridge loan but Harbor Homes would own the property. He said the Housing plan showed there was a problem. Adam said the MVC housing needs assessment showed the need for more rentals, and he was totally in favor of the project.

The vote to recommend Harbor Homes was seven to two in favor, with Amy and Jim W voting no.

Rental Assistance

The vote for Rental Assistance was unanimous in favor of recommendation.

PALS Program

A motion to recommend the project was made and seconded. Jim B said the program works well, and it's keeping people in their homes.

The vote to recommend PALS was unanimous in favor of recommendation.

The Vote on Dollar Amounts:

Cottagers Corner Windows

It was agreed to wait for the historic assessment report before further discussion.

Martha's Vineyard Agricultural Society

The vote on the request for \$3,500 was unanimous in favor. The project preserves a resource and gains an opportunity otherwise lost.

Union Chapel Organ Restoration

There was discussion of funding the grant for less than the requested amount. Mention was made of the Trust's deep pockets. Jevon said the work is already being done. Amy said they do a good job taking care of the building. Al said this project is truly an Oak Bluffs project. He suggested \$50,000.

A motion was made and seconded to recommend \$50,000. **The vote on the Union Chapel project for \$50,000 was unanimous in favor.** Criteria included the project's

high visibility, that it leverages multiple sources of funding, and that it preserves a resource.

Hartford Park Restoration

A motion was made and seconded to recommend the project for \$49,500. **The vote on the Hartford Park Restoration for \$49,500 was unanimous in favor of recommendation.** Criteria included high visibility, successful prior projects, endorsement of the town committees, and that it's consistent with the goals of the committee.

Harbor Homes

A motion was made and seconded to recommend the project for \$125,000. **The vote for Harbor Homes for \$125,000 was 7 to 2 in favor of recommendation,** with Amy and Jim W voting no. Criteria included that it serves multiple needs and populations, and an under-served population.

Rental Assistance

A motion was made and seconded to recommend the project for \$126,000. **The vote for Rental Assistance for \$126,000 was unanimous in favor of recommendation.** Criteria included that it serves an under-served population and that past projects have been successfully carried out.

PALS

A motion was made and seconded to recommend the project for \$165,000. **The vote for PALS for \$165,000 was unanimous in favor of recommendation.** Criteria included that it serves an underserved population, past successful project, and that it serves multiply needs and populations.

Farm Pond Culvert

Margaret said that Bob did not have the info on cost for new required studies yet. Jevon said this was a project supported by CPC over time, and he would like to see the culvert done. Maura said Bob could come to FinCom with an unexpected-expense request.

Affordable Housing Reserve Fund [Community Housing Reserve Fund]

Joan said the total recommendations at this point was \$519,000 not counting the Cottagers project. Jevon suggested voting to put money in the CH reserve fund. Maura encouraged putting AH money in there. Joan suggested the \$300K not recommended for the VH projects be put in the fund.

A motion was made and seconded to recommend \$300,000 be added to the Community Housing Reserve Fund. The vote for recommendation to ATM2020 was unanimous in favor.

Payment to Harbor Homes

It was voted to release the CPA grant approved at ATM2019 to the newly incorporated 501(c)3 non-profit with the new name Harbor Homes, rather than the applicant's former name as the MV Homelessness Network. The vote was unanimous in favor.

Aidylberg AH

Margaret said they have preliminary approval on septic, and are preparing documents for the permitting process, and have sent out to bid for final construction plans. She said they hope to break ground within 90 days, from Dec. 17. Ewell said the application needs to be a 40b, and it's not zoned to do the work on Wing Road, that you can't have an adult care facility in R-2 according to Tom Perry.

Oak Bluffs School Recreation

Jevon said the school has not responded about the Lawrence-Lynch bill from Nov. 2019.

Next meeting: The meeting was adjourned at 8:35. Next meeting was scheduled for January 27, 2019.