

Town of Tisbury
Community Preservation Act Committee
Meeting Minutes – November 27, 2023, 5:00 pm
Tisbury Senior Center

The meeting was called to order by Chairman Paul Munafo, at 5:00 pm.

Present: Paul Munafo, David Ferraguzzi, Cheryl Doble, Trip Barnes,
Victor Capoccia, Carolyn Wallis, John Best, Jean Hay
Absent: John Bacheller
Others: Philippe Jordi, Island Housing Trust; John Stanwood, Island Housing Trust;
Mary Ellen Larsen; Heidi Dietterich, Administrator

Old Business:

The Committee reviewed the minutes of both the November 13, 2023 meeting and the November 14, 2023 meeting. On a motion made by Cheryl Doble, seconded by Victor Capoccia, both sets of minutes were approved unanimously.

Heidi Dietterich reported that the Nathan Mayhew flagpole restoration application had been withdrawn from consideration.

Dietterich reported on the the Island Housing Trust applications. She indicated that the Veteran's Housing looked eligible, the 55+ application was not eligible due to the age restriction (if the age was 60+ it would be eligible for CPC funding), and the school teacher housing project was not eligible, since there was no enabling legislation to use municipal/public monies to house workers. Town attorney David Doneski had just spoken with Dietterich before the start of the meeting, reconfirming that this 'functional restriction' was not allowable under present law.

New Business:

The Committee proceeded to vote on each application for FY 2024-25.

On a motion made by John Best, seconded by Cheryl Doble, the Committee unanimously approved recommending \$11,450.00 from the Historic Reserve Fund, for the Martha's Vineyard Museum "Oklahoma Neighborhood" research and exhibit. 8-0-0

On a motion made by Jean Hay, seconded by Trip Barnes, the Committee unanimously approved recommending \$10,000.00 from the Historic Reserve Fund, for the Old Mill Safety Improvements. 8-0-0

On a motion made by John Best, seconded by Carolyn Wallis, the Committee unanimously approved recommending \$74,234.00 from the Open Space Reserve Fund and \$75,766.00 from the Unreserved Fund, for a total of \$150,000.00, for the redevelopment of the Tisbury Town Library courtyard. 8-0-0

On a motion made by Victor Cappocia, seconded by Jean Hay, the Committee unanimously approved recommending \$95,887.00 from the Open Space Reserve Fund for the addition of Town Park Assets and Amenities. 8-0-0

Conversation on this project included allowing the funding of a locking mechanism (approximately \$14,000.00 of the total) which will be managed by the Town and accessible through wi-fi for players. Fees to use the courts would also need to be written into the warrant article as allowable. The locking mechanism is being requested by the players to deter past vandalism and future vandalism of the courts. Amenities also included in this request are picnic tables, bike racks, gates, fencing, the wi-fi remote lock.

On a motion made by David Ferraguzzi, seconded by John Best, the Committee unanimously approved \$72,600.00 from the Open Space Reserve Fund, to construct a pavilion at Lake Street Park. 8-0-0

On a motion made by Carolyn Wallis, seconded by Jean Hay, the Committee unanimously approved \$63,200.00 from the Open Space Reserve Fund, for the reconstruction and redevelopment of the Lake Street Dinghy Dock. 8-0-0

Conversation on this project included it needing approval from the Conservation Commission. Also when more dinghy docks are needed in the future, another site is being identified at Lake Tashmoo.

On a motion made by Cheryl Doble, seconded by Jean Hay, the Committee unanimously approved \$75,000.00 from the Housing Reserve Fund, to fund the Tisbury Affordable Housing Committee's short term rental data study. 8-0-0.

On a motion made by Victor Capoccia, seconded by John Best, the Committee unanimously approved \$50,000.00 from the Unreserved Fund, to fund the Tisbury Municipal Affordable Housing Trust. 8-0-0.

Conversation on this project included concern that this Housing Trust has great potential for Tisbury, but it does not meet and does not have any defined goals or mission. The Committee indicated it's concern that this important tool for the Town needs to be activated, for the benefit of the citizens. Record-keeping is imperative and the continued implementation of a Grant Agreement between the CPC and the MAHT is necessary.

On a motion made by Victor Capoccia, seconded by John Best, the Committee approved \$100,000.00 from the Unreserved Fund, to fund the Harbor Homes affordable housing project, with Trip Barnes voting nay. 7-0-1

On a motion made by Jean Hay, seconded by Cheryl Doble, the Committee unanimously approved \$125,838.00 from the Unreserved Fund, to fund the Island Autism Group's affordable housing project. 8-0-0

On a motion made by John Best, seconded by David Ferraguzzi, the Committee unanimously approved \$88,350.00 from the Unreserved Fund, to fund the Veterans affordable housing project in Oak Bluffs. 8-0-0

Conversation included this project is on the drawing board and will be going before the Executive Office of Housing and Livable Communities for additional funding. It will need this state departments approval before it moves forward.

On a motion made by Victor Capoccia, seconded by Jean Hay, the Committee unanimously approved \$1,400.00 from the Housing Reserve Fund, and \$69,280.00 from the Unreserved Fund, for a total of \$70,680.00 to fund the 'senior' affordable housing project presented by Island Housing Trust, with the caveat that the age is be increased from age 55 to age 60, so this affordable housing project complies with the age as defined as "senior" within Community Preservation Act legislation. 8-0-0

This project had a conversation that requires the age floor be increased to age 60 to comply with the CPA legislation. If the age is not increased to 60, it will not be funded, since it would not be eligible. Further, this project will also be going before the Executive Office of Housing and Livable Communities for additional funding. It will need this state departments approval before it moves forward.

On a motion made by John Best, seconded by Cheryl Doble, the Committee unanimously approved \$130,000.00 from the Unreserved Fund, to fund the Dukes County Regional Housing Authority affordable housing program. 8-0-0

On a motion made by John Best, seconded by Cheryl Doble, the Committee unanimously approved \$25,000.00 from the Unreserved Fund, to fund the CPC's annual administration costs. 8-0-0

The Committee agreed to add to the Tisbury Community Preservation Committee's funding application that all applicants have completed their due diligence, to be sure they comply with the state's CPA legislation. Regional applications should require that the town's communicate with each other to be sure all are compliant with the legislation, and conduct a review of the applicable applications.

Dietterich asked the Committee if they would like to have another handout developed for the Town Meeting. The Committee said they would.

On a motion made by Cheryl Doble, seconded by David Ferraguzzi, the Committee unanimously approved a motion to adjourn at 6:05 pm.

Respectfully submitted,

Heidi Dietterich
Administrator

Tisbury Community Preservation Committee
2024-25 CPA Final Recommendations
November 27, 2023

Historic Preservation

	<u>Requested</u>	<u>Recommended</u>
1. American Legion Post #257 - Roof Repair	\$ 20,000	\$ N/E
2. MV Museum - Oklahoma Neighborhood Exhibit, HR	12,000	11,450
3. Nathan Mayhew Flagpole Restoration	85,000	Withdrawn
4. First Baptist Church - Roof Repair	60,000	N/E
5. Old Mill Safety Improvements, HR	<u>10,000*</u>	<u>10,000*</u>
TOTAL:	\$ 187,000	\$ 21,450

Open Space

6. Tree Farm/Nursery	\$ <u>10,000</u>	\$ N/E
TOTAL:	\$ 10,000	\$ 0

Recreation

7. MV Shellfish - Quahog Testing for Env. Stressors	\$ 15,000	\$ N/E
8. Public Library Courtyard - Accessibility/Amenities, \$74,234 OSR + \$75,766 UR	150,000	150,000
9. Tisbury Park Amenities, OSR	15,200	95,887
10. Lake St. Tennis & Tisbury Park Amenities	96,500 (incl. in #9)	0
11. Lake Street Park Picnic Pavilion, OSR	50,000	72,600
12. Lake Street Dinghy Dock Expansion, OSR	<u>60,000</u>	<u>63,200</u>
TOTAL:	\$ 386,700	\$ 381,687

Housing

13. Tisbury Municipal Affordable Hsg Trust Fund, UR	\$ 50,000	\$ 50,000
14. Tisbury Affd. Hsg Comm. - Short Term Rental Data, UR	50,000	75,000
15. Harbor Homes of Martha's Vineyard, UR	100,000*	100,000*
16. Island Autism Center & Neighborhood, UR	183,300*	125,838*
17. IHT - Veteran's Outreach Center (12 1-bdrm apts), UR	88,350*	88,350*
18. IHT - 60+ Housing (7 1-bdrm, 2 2-bedrm) \$1,400 HR + \$69,280 UR	70,680*	70,680*
19. IHT - School Employee Housing (4 1-bdrm, 4 2-bdrm)	123,690*	N/E
20. Dukes County Regional Housing Authority, UR	<u>130,000*</u>	<u>130,000*</u>
TOTAL:	\$ 796,020	\$ 639,868

CPA Administration, UR	\$ 25,000	\$ 25,000
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GRAND TOTAL:	\$1,404,720	\$1,068,005
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Reserve Funds (6/30/23):

Open Space/Recreation:	\$ 305,921.26
Historic Preservation:	76,400.00
Housing:	<u>76,400.00</u>
Total Reserves:	\$ 458,721.26
Unreserved Fund Balance:	\$ 1,385,642.84
FY 24 State Grant:	<u>244,358.00</u>
Total Unreserved:	\$ 1,630,000.84
Available for Appropriation:	\$ 2,088,722.10

* - Regional Project

N/E - Not Eligible

UR - Unreserved CPA Fund