

Nov. 10, 2009
AHC Minutes

Present: Mike Colaneri, Glenn Hearn, Ernie Mendenhall, Jim Powell and Joanne Scott
Absent with Regrets: Vickie Thurber
Also Present: Rhonda Conley

Ernie made a motion, seconded by Glenn to accept the minutes as written with the correction of Walden Rd to Waldron Rd. VOTE 5 YES

There was a conflict of interest law discussion with Mike telling everyone to make sure they signed off and gave the paper work to the town clerk.

Invoices: Rhonda presented an invoice from Vineyard Land Survey. *Mike made a motion, seconded by Joanne, to pay the invoice of \$332.50 to Vineyard Land Survey for work on the Bailey Park Project.* VOTE 5 YES 0 NO

Rhonda also presented an invoice from town counsel for work on the Bailey Park Project. *Ernie made a motion, seconded by Glenn, to pay Reynolds, Rappaport and Kaplan invoice of \$2342.00.* VOTE 5 YES 0 NO

Bailey Park Project: Mike stated that the decision of town counsel and himself is to wait for Attorney Cindy Wansiewicz to return from maternity leave, which should be Dec. 1, 2009, to review documents. These documents include the Land Disposition Agreement, Regulatory Agreement and Covenant. Mike also stated that there was going to be higher fees for the recording of documents due to the Land Court Issue. There are more papers to be signed and notarized than expected making the cost closer to \$900.00 instead of \$300.00. *Ernie made a motion, seconded by Glenn to give Mike the authorization to sign needed documents and spend up to \$1000.00 for recording fees.* VOTE 5 YES 0 NO

RFP: Rhonda has forwarded all materials Bailey Boyd Associates need to complete the RFP (Town vote for project, Plot Plan, Planning Board letter of acceptance, well sites and septic design) except for those that need reviewed by town counsel. Mike is worried that there may need to be changes to the lot prices due to cost involved in building. Glenn brought up the aspect of possibly selling to individuals. There was a short discussion of these points. Mike asked everyone to take the revised RFP home and study for the next meeting.

Cote Foreclosure: Mike reported on the Cote house (51 Rustling Oaks). Michael Goldsmith, attorney with town counsel's office, along with David Vigneault and Mike have devised a memo of understanding for the new purchaser of 51 Rustlings Oaks. Mike presented a draft of such for review. He believes it will satisfy George Rogers' concerns about the house and yard. The Open House was held last Wed. Nov. 4th and Mike said there were about 8 couples present. There was a short discussion about the Rogers' issues but the town can not actually do anything because it does not own the

house. Mike signed the Saxons agreement today, Nov. 10, 2009 but it still needs the selectmen's signatures.

Rental Assistance Program: Ernie reported on the Island Affordable Housing Fund's (IAHF) money problems. IAHF contribute about 2.5 million to the Rental Assistance Program and they will no longer be able to contribute anything. Ernie stated there are approx. 45 families using rental assistance of these there are 4 families within West Tisbury. A discussion of the program followed with Ernie asking if the AHC would be willing to fund the rental assistance existing families in West Tisbury for 2-3 months. He stated the cost for the total 3 months would be approximately \$6300.00. Mike spoke to Bruce Stone, Town Accountant, to see if the Trust Fund could be used for these purposes. After reading over the documentation it is believed they can. In order to do this the Affordable Housing Trust Fund must meet and vote on using funds in such a way. Ernie asked Rhonda to see if a meeting could be scheduled at the next selectmen's meeting. ***Ernie made a motion, seconded by Glenn, to bring to the full AHTF a request to support the rental assistance program for the 4 families of West Tisbury with funding from the Trust Fund not to exceed \$6300.00.. VOTE 5 YES 0 NO***

RFP: Mike mentioned changes made within the RFP were first time homebuyer and ground lease or town covenant.

Covenant: Mike has spoken to several bank representatives about the foreclosure clause in the covenant. A short discussion followed about what the clause does.

Jampel and Town Counsel: There was a short discussion about Jampel calling town counsel and asking questions with AHC receiving a bill for such. Ernie asked that town counsel be told again that AHC is not responsible for Jampel talking to town counsel. Mike asked Rhonda to prepare another bill to Jampel for the town counsel services he used in the past that AHC was billed for and not reimbursed.

Adjourned at 8:15 P.M.

The next meeting will be Nov. 24, 2009 at 7:30 P.M. in Town Hall 2nd floor conference room.

Respectfully submitted by Rhonda Conley