## June 29, 2010 AHC-Selectmen Joint Meeting

**Present:** Mike Colaneri, Glenn Hearn, Richard Knabel, Ernie Mendenhall, Cynthia Mitchell, Skipper Manter, Jim Powell, Jonathan Revere, Joanne Scott and Vickie Thurber.

**Also Present:** Rhonda Conley, Habitat for Humanity Representatives-Andre Mallegol, Doug Ruskin and Neil Sullivan, Island Housing Trust Representative-Philipp Jordi. **Also Present by Phone:** Bailey Boyd Associates Representative-Leedara Zola

Mike made the conference call to Leedara Zola, Bailey Boyd Associates Representative. Bailey Boyd Ass. is the consulting firm hired by AHC to review and recommend an RFP Respondent. The meeting was called to discuss and ask questions pertaining to the RFP proposal Habitat for Humanity submitted. (See attached documents).

Mallegol took the lead on answering questions. He explained a little about how Habitat works. They have 3 part-time employees who lead the volunteers in the construction of Habitat houses. The work schedule is usually 2 or 3 days a week. They normally build a house a year. The building cost has roughly run at \$180.00 a square foot.

The Martha's Vineyard Habitat for Humanity does their own local financing Mallegol said through fund raising, Community Preservation Act funding and donations. Mallegol stated that they are shooting to market the homes to the 60% or under median income folks.

Leedara Zola wished everyone to ask their questions then have Habitat address these questions. The questions ranged from the organization's finances to the period for building the 3 homes. Richard asked a range of questions about the financial statement, conveyance and payment, profit margin, pro formas, etc. Mallegol went over the projected budget.

Glenn questioned the plot plans submitted. Ernie stated staying in the building envelopes is very important.

Other questions were about the selection process. AHC likes the lottery process but Habitat does not. They prefer a selection committee with the AHC having 1 or 2 members on the selection committee. Local preference was requested. AHC agreed to this method.

Skipper was interested in whether a CORI check is performed on applicants. Ruskin stated they do inform applicants there will be a CORI check.

The developer and builder roles were discussed. Island Housing Trust (IHT) will give technical assistance and help in the permitting process plus handle the ground lease. Habitat will deal with the building end. There was some concern about the building of the 3 homes taking 3 years and how the present subdivision will react to this period. Habitat stated they might be able to bring the time down to 2 years by working on the 2 new houses at the same time. Habitat did not give a guarantee of such due to financicial restraints.

Habitat is willing to follow the town's policy of permanent affordability.

After the lengthy question session, Mike asked if the committee was comfortable enough to vote. Joanne made a motion, seconded by Jim, to award Habitat for Humanity the

## Bailey Park Project pending a review of an amended RFP addressing the issues brought forth that is acceptable to the AHC. VOTE 6 YES 1 ABSTAIN

The Selectmen wish to see the amended proposal before casting a vote.

Adjourned at 9:00 P.M.

Respectfully submitted by Rhonda Conley