

**July 26, 2011**  
**Affordable Housing Committee Minutes**

**Present:** Mike Colaneri, Glenn Hearn, Ernie Mendenhall, Jonathan Revere, Joanne Scott and Vickie Thurber

**Absent with Regrets:** Jim Powell

**Also Present:** Rhonda Conley and Philippe Jordi, Director of Island Housing Trust (IHT)

Vickie made a motion, seconded by Glenn, to accept the 6/28/11 minutes as written.

**VOTE 5 YES 1 ABSTAIN (Jonathan)**

**Invoices:** Mike was asked by Bruce Stone, town accountant to sign off on a town counsel invoice for \$29.00. This was an end of year invoice and needed to be attended to before a scheduled meeting.

He also addressed the memo from Stone pertaining to employee expense being over the budget (see attached). This matter had to go before the Finance Committee for approval after Mike okayed the expense. Mike stated since the budget was not increased for this year that the committee might need to reapproach the Finance Committee about an increase. Jonathan being a member of the Finance Committee will check what the procedure is for doing this. He said it might have to go to Town Meeting for a vote. Rhonda will review her hours for the last year and present the committee with her revised hours.

**Old Business**

**Banks and Refinancing:** Mike spoke with an affordable housing recipient who approached his bank about refinancing. The Martha's Vineyard Savings Bank refused to refinance the home due to some language in the covenant. Mike believes that the bank at foreclosure wishes the covenant on the property to go away. There was a discussion about the implications and problems the committee has with doing this. *Jonathan made a motion, seconded by Vickie, to send a letter to invite the Martha's Vineyard Savings Bank President, Christopher Wells to attend the Aug. 23, 2011 meeting and discuss the covenant issue.* **VOTE 6 YES 0 NO**

**Crow Hollow:** Rob McCarron was not at the meeting as there was a miscommunication as to who was to invite him. Mike said the property at 619 Edgartown Rd. is transferred and recorded to Strom/Look. There was a discussion about the condo document McCarron had sent at the end of May. Rhonda listed questions pertaining to the condo document (see attached) for the committee. Jordi spoke as to how condo documents and ground leases work. The condo document covers the use of the land and does not require a ground lease. The restrictions, etc. are covered in the documents and exhibits. McCarron plans to file the condo document by July 30, 2011. McCarron, according to an email read by Mike from Attorney Cindy Wansiewicz, will record the condo document

with or without the AHC comments. Mike would like to have town counsel involved with the review of these documents. Joanne feels the committee needs to talk with McCarron before involving counsel. Jonathan made a motion to have town counsel Wansiewicz talk with McCarron. After a discussion, the motion was withdrawn. Jordi suggest the committee dictate the form want to use. Joanne said let us tell him what we want. The discussion led to the committee deciding that IHT could help with the condo documents. Joanne asked what the fees of IHT are. Jordi stated the rate is \$75.00 per hour. The estimated cost Jordi stated depended on McCarron's cooperation. ***Vickie made a motion, seconded by Joanne, to notify Attorney Rob McCarron that the AHC has appointed Philippe Jordi, Director of IHT, to work with McCarron on the condo documents to meet the satisfaction of McCarron, IHT and the AHC. In addition, IHT will act as the monitoring agent on this project. VOTE 4 YES 1 NO (Ernie) 1 ABSTAIN (Jonathan).***

**Bailey Park Project:** Rhonda stated she had received the Habitat/IHT lease on the first house in the project. The home at 49 Bailey Park Rd.is leased to Joseph R. Jr. and Jennifer L. Fragosa

Adjourned at 8:13 PM

**The next meeting is Aug. 9, 2011 at 7PM in Town Hall 2<sup>nd</sup> floor Conference Rm.**