

**July 13, 2010
AHC Minutes**

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

Absent: Jim Powell

Also Present: Rhonda Conley and Christine Flynn

Vickie made a motion, seconded by Jonathan to accept the June 22, 2010 minutes of regular meeting and joint meeting with Selectmen as written. **VOTE 6 YES 0 NO**

Vickie made a motion, seconded by Jonathan, to accept the June 29, 2010 AHC-Selectmen minutes as written. **VOTE 6 YES 0 NO**

Homeowner Conveyance Policy: Mike had nothing to report.

Reappointments: Vickie still needs appointed.

Open Meeting Law: Rhonda confirmed that all members received the emailed new open meeting law policy.

Bailey Park Project: Mike read the memo from Leedara Zola of Bailey Boyd Ass. pertaining to the Habitat for Humanity's RFP response and clarification papers submitted (see attached). He asked for a vote on such. *Joanne made a motion, seconded by Ernie, to accept the final memo, report, and recommendation from Bailey Boyd Ass.* **VOTE 3 YES 2 NO 1 ABSTAIN (The committee assumed the vote failed due to no majority vote.)**

Various members wished to review the material from Habitat and cover several points in the memo. The discussion that followed covered the homeowner selection process, the ground lease and a possible change in the RFP. The lack of a lottery for choosing the recipients was contended but left as written with a minor change recommended. *Under Habitat letter Family Selection Process pg. 2-3 the committee would like the wording under point 4 changed to read "If no qualified.....need. Entrants to the lottery may be fewer than the total number of candidates that qualify."*

Glenn wanted to change the whole set up. He suggested that the committee only award one of the lots to Habitat. He is not happy with Habitat's desire to build all 3 homes for people under 60% of median income. Several members pointed out to Glenn that the larger need is at the 60% or below level. It was also explained to Glenn that only awarding one lot would be a breach of the RFP request and would constitute a void of the RFP. This would mean the committee would have start over again creating a new RFP and resubmittal process. *Glenn made a motion, seconded by Joanne, to request Habitat for Humanity build one house at 60% and the other 2 lots be sold to builder for houses at the 80% median income level.* **VOTE 1 YES 5 NO**

Jonathan had some questions about the ground lease and the transfer of the homes upon sale, foreclosure or death. Rhonda assured him these were covered in the ground lease under Article 8, Article 10, Exhibit A, Exhibit D, and Exhibit G. There was a short

discussion of the various points dealing with inheritance. *Joanne made a motion, seconded by Vickie, to accept the ground lease sample as written and presented to the AHC in this final report. VOTE 6 YES 0 NO*

The next subject was the Land Disposition Agreement. Mike said the lawyers would handle this. The committee members stated they wished to see the final draft of this document before it was signed and approved. Mike explained that the paper would not be prepared unless Habitat was approved by the selectmen as the Bailey Park developer. He said that the selectmen would be in charge of the Land Disposition Agreement. The committee members adamantly stated they want to review the land disposition agreement when it is drafted before signed.

Mike asked if the committee would now reconsider the Bailey Boyd summary and recommendation. *Vickie made a motion, seconded by Ernie, to reconsider a vote on the summary and recommendations memo of Leedara Zola of Bailey Boyd Ass. VOTE 4 YES 2 NO*

Joanne Scott made a motion, seconded by Ernie, to recommend to the selectmen to accept the summary and recommendations from Bailey Boyd Ass. with the minor change to the family selection process and any changes town council may require. VOTE 4 YES 2 NO

Martha's Vineyard Commission (MVC): Christine Flynn spoke to the committee about the Block Grant for rehabilitating homes and town development strategies for the future (see attached). There was a short discussion about the Block Grants. Mike told Flynn that Rhonda would help preparing the affordable housing part of the strategy. The committee would then review it and make recommendations.

Adjourned at 8:40 P.M.

The next meeting is July 27, 2010 at 7:00 P.M. 2nd floor town hall.

Respectfully submitted by Rhonda Conley