Community Preservation Committee

October 11, 2023

APPROVED MEETING MINUTES

Present: Derrill Bazzy, Beth Green, Mitzi Pratt, Rudy Sanfillipo, Woody Vanderhoop

Guests: Keith McGuire, IHT; Jamie Vanderhoop, Park and Rec Committee; Mike Hebert, Aquinnah Housing Committee

1. **FUNDING APPLICATIONS**
* Supplemental Funds for Town Center Playground
	+ Amount of Request: $25,000
	+ Applicant: Park and Recreation Committee
	+ For: Pathways, parking, benches and shaded seating. Project goals, action plan, timeline and budget details were distributed.
	+ Following discussion, *request was unanimously approved.*
* Supplemental Funds for Carl Widdiss Way Apartments
	+ Amount of Request: $150,000
	+ Applicant: IHT
	+ For: Additional funds for the Carl Widdis Way Apartments as actual bids came in significantly higher than when original CPC dollars were approved. Project budget details were distributed.
	+ Note: Mitzi Pratt led the discussion; Derrill Bazzy recused himself. Keith McGuire, IHT, spoke to the project.
	+ Comments: Original budget was $1,783,600. Current budget is $2,434,108. CPC has already committed significant funds to this project. CPC has already borrowed $310,000, with annual mortgage payments of $46,000. IHT has identified resources for some of the additional cost. In total, CPC is projected to spend a total of $701,466 with infusion of these new funds.
	+ Following discussion *Request for additional $150,000 was unanimously approved and it* *was unanimously* *approved to borrow $90,000 of the needed funds and take $60,000 from reserves.*
* Funds for pre-development costs for possible conversion of parsonage into affordable rental housing
	+ Amount of Request: $20,000
	+ Applicant: Derrill Bazzy, volunteer, on behalf of the Gay Head Indian Baptist Church
	+ For: Preliminary pre-development costs for possible conversion of the Church parsonage into affordable housing
	+ *Note: Quorum no longer present so vote could not be taken.*
	+ Proposal and background information: Rustic draft blueprint was included in the proposal. The building is currently in good shape structurally. Would be two affordable apartments. Ownership would be retained by the Church. Hope is that IHT would play a development role in this project.
	+ Note: The Church leadership is interested in pursuing this project. They understand that if the parsonage is converted to affordable housing it cannot be used by a future parson and that applicants for the rental units would be by lottery, the same as any other affordable housing, with no preference for congregants.
	+ Comments: Concerns voiced about the need for community input, particularly from Church members, before the parsonage is changed to affordable housing.
	+ No decision made. Derrill will seek additional information.
1. **Budget Review**
* current balances from previously approved CPC funds
	+ Committee members received a balance sheet prior to the meeting.
	+ Questions for clarification were answered by the chair.
* Town Hall Curtain Restoration
	+ Following discussion *it was unanimously approved that remaining $500 be returned to reserves.*
* Christiantown Chapel
	+ No action taken. Derrill Bazzy will talk with someone from the Tribe to see if there is still interest in using the funds for restoration.
* Lighthouse Funds
	+ There is currently $95,900 in CPC funds available for repairs ($87,900) and signage ($8000) for the lighthouse. Substantial funds will be available in the future from wind mitigation funds. There is no written agreement yet and funds may be needed before future funds are available.
	+ It was agreed to leave the funds in the account for now.

Minutes submitted by:

Beth Green

CPC member