

**Edgartown Affordable Housing Trust Meeting Minutes**  
**October 24, 2023 at 4:30 PM**  
**Edgartown Town Hall**

*Members in Attendance: Chairman Jason Mazar-Kelly, Mark Hess, Cornelius Moriarty, Maria Ventura, Arthur Smadbeck*

Mr. Chairman called the meeting to order at 4:30 PM.

**Minutes:** Mr. Chairman asked if there were any questions about the September 19, 2023 minutes. Two members said they weren't there and can't vote. Mr. Chairman moved the September 19, 2023 to next meeting since no quorum to vote on it presently.

**Bills:** Mr. Chairman presented two bills. The first bill \$6,692.75 to Reynolds, Rappaport, Kaplan & Hackney, LLC for legal services. It was explained that \$5,248 from the August bill and September bill is \$1,444.75. Arthur Smadbeck made a motion to approve the Reynolds, Rappaport, Kaplan & Hackney, LLC bill of \$6,692.75. Mark Hess seconded. All present voted in favor and motion passed unanimously. The second bill was \$12.09 to Staples for Office Supplies. Arthur Smadbeck made a motion to approve the Staples bill of \$12.09. Mark Hess seconded. All present voted in favor and motion passed unanimously.

**Financial Reports:** Munis Report - Mr. Chairman presented the Munis report and stated the Trust currently has \$975,919.67. This included the funds from resale lottery program. The Edgartown Affordable Housing (EAH) Manager should also provide the spreadsheet breakdown to the entire Trust. Arthur Smadbeck made a motion to approve the Munis Report. Mark Hess seconded. All present voted in favor and motion passed unanimously.

**Old Business:** Community Preservation Commission (CPC) Recap – Mr. Chairman announced that he and EAH Manager went and presented the three Affordable Housing project applications to the Edgartown CPC on October 17, 2023. Mr. Chairman reported CPC really liked the Chappy lot and the Edgartown Housing Heroes projects. But for Meshacket they had few questions on delays and progress. Hoping we get funds for each of them. Since CPC asked Edgartown Trust why haven't the Trust requested funds from other Towns for these projects? Based on Mr. Chairman understanding the Edgartown Trust as a municipality can only ask for funds from its' own Municipality unless it's a Town-wide project, preferable through the developer. Another question was will the Town of Edgartown get funds back from the Developer and/or the project? Mr. Chairman stated his concerns that he didn't want the CPC to make decisions based on those questions without proper clarification. His suggestion was to have a meeting with MHP, CPC and the Trust for clarification purposes.

Meshacket LDA update we are waiting on Town counsel to provide update on Town counsel and Meshacket counsel recent meeting. Also the 4 questions Town Counsel asked about the Meshacket LDA were all answered.

Chappy update was Town Counsel has confirmed the correct heirs were never served. The Trust was given two resolutions: (1) to get the correct heirs served. Resolution; (2) was to do eminent domain which means Edgartown would have to pay market value price for this lot. Discussion came up on did Edgartown pay for the incorrect people to get served and now have to repay for the correct people to get served notice. Is there any financial remedy from the Tax counsel for this error? It was discussed if the heirs decide to keep the property then Edgartown can get paid for back taxes or if the Heirs don't want the property then it goes to the Town of Edgartown and the EAH can continue with the Chappy lot project. It was decided to tell Town Counsel to proceed with sending the notice to the correct Heirs. For the Housing Heroes Campaign it was suggested to send out marketing material that does not guarantee a specific amount since the figures varies. Also to get something in writing from David Vigneault of DCRHA; regarding the Edgartown Housing Heroes Letter prior to sending it out.

Recap of Proposed Warrant Article and the Drafted Town Warrant were both tabled to the EAH Committee Meeting since Mr. Cornelius Moriarty wasn't present at the time; since Mr. Moriarty has been working diligently on this.

**New Business:** AMI Increase and Amending Trust – It was stated, West Tisbury Town Counsel, Michael Goldsmith from RRKLaw is also working on increasing their AMI. Nantucket already has their Town Counsel assisted them in getting it down. Suggestion was made to have Nantucket attorney and our Town Counsel communicate in order to get the amended Trust with AMI Increase done. The Trust agreed to have EAH Manager contact Attorney Ron from RRKLaw and request that Attorney Lew (EAH) Town Counsel and Attorney Goldsmith both work together in getting the AMI increase.

Landlord Fees to Dukes County Regional Housing Authority (DCRHA) for Rental Program – It was explained that a Landlord possible from the Housing Heroes came to DCRHA and requested to join the program with his two tenants and was told there wasn't enough funds until next year. Once EAH Manager found out about this she reached out to DCRHA and said please do not turn down Landlords instead kindly let EAH know and the boards will assist financially as needed, especially since we are trying to get the Housing Heroes campaign off the ground. DCRHA provided an estimated figure of 50% for both tenants total of \$17,400 cost for the year. The Tenants have not brought in their complete application so DCRHA can only give an estimate. The Trust discussed whether or not to wait for the exact amount, or even if the Trust could just fund the first six months and by then CPC would provide DCRHA with the yearly funds. The Trust knowing that DCRHA request additional three to four more tenants funding coverage on their CPC Application. Arthur Smadbeck made a motion to satisfy \$10,000 subsidizing the Tenant program at DCRHA until the next CPC funds kicks in for these two specific applicants. Mark Hess seconded. All present voted in favor and motion passed unanimously. It was suggested to make sure we get publicity for our very first Housing Hero.

Land Bank Commission Discussion – Mr. Chairman announced The Martha's Vineyard Land Bank Commission letter is up for open discussion. There was a brief discussion on how conservation and housing goes hand in hand. Everyone who spoke up was in agreement with the letter.

Board Member Disclosure – Mr. Chairman disclosed that Island Housing Trust (IHT) came to him sometime in September requesting that he join them. On October 14, 2023 IHT approved Chairman Jason Mazar-Kelly opportunity at IHT. Mr. Chairman Jason Mazar-Kelly said legally he was told to make a public disclosure and if he stays on any of the Boards he must recuse himself from all IHT discussions. After the Board discussion with Mr. Chairman, It was suggested that Mr. Chairman Jason Mazar-Kelly should resign from the Edgartown Affordable Housing Trust if he plans to take the IHT opportunity. Remaining a member of the Edgartown Affordable Housing Committee but must recuse himself from all IHT discussions. Mr. Chairman Jason Mazar-Kelly agreed, and stated it is a privilege to support and it has been his honor. Personally he wants to continue participating on other things and continue his impact. Since, Jason Mazar-Kelly has resigned from the Edgartown Affordable Housing Trust; the Trust discussed who should be the new Trust Chairperson. Mark Hess made a motion to appoint Maria Ventura as the new Chair for Edgartown Affordable Housing Trust. Arthur Smadbeck Seconded. All present voted in favor, motion carried.

**Correspondence:** There was no correspondence.

Mark Hess moved motion to adjourn meeting. Arthur Smadbeck seconded. Meeting adjourned 5:07 PM.

Respectfully Submitted,  
Shanette Deleon



Edgartown Affordable Housing Trust

11/14/2023  
Date of Approval