

**Edgartown Affordable Housing Trust Meeting Minutes**  
**May 14, 2024 at 5:00 PM**  
**Edgartown Town Hall**

*Members in Attendance:* Vice-Chair Mark Hess, Melissa Vincent, Arthur Smadbeck

Vice-Chair Mark Hess called the meeting to order at 5:00 PM, explaining currently they are only three members on this board therefore two members constitutes a quorum.

**Minutes:** Vice-Chair Hess explained he would have to abstain from voting on April 16, 2024 meeting minutes because he was absent. The April 16, 2024 meeting minutes was moved to the next meeting, since no quorum to vote on it presently.

**Bills:** Vice-Chair presented the one bill total of \$811.25 to Reynolds, Rappaport, Kaplan & Hackney LLC for April 2024 legal services. Arthur Smadbeck made a motion to pay the \$811.25 to Reynolds, Rappaport, Kaplan & Hackney LLC. Mark Hess seconded. All present voted in favor and motion passed unanimously.

**Financial Reports:** Munis Report shows good standing. It was reported that the \$25,000 from Boathouse was received and the \$175.04 returned from 4 22<sup>nd</sup> Street South Property tax payment. Both are now showing in the Trust Account.

**Old Business:** Chappaquiddick (Chappy) Lot Update – It was reported that Town Counsel Lew received the signed release deed with a note requesting it be held in escrow until it's transferred into Edgartown Affordable Housing (EAH) Committee hands. Town Counsel Lew then proceed to speak with the Heir Attorney explaining in the release deed states the outstanding interest goes directly to the Affordable Housing Committee. Town Counsel Lew did send the same explanation in an email to the Heir Attorney and currently awaits the full consent in order to proceed with the Clear title process.

It was announced that the Community One Stop Growth Funding Expression of Interest (EOI) was submitted on April 29<sup>th</sup> 2024 for the Chappy Lot project. The EAH Manager received the EOI feedback report and information that municipality/public agency applications will qualify for consideration by the [Rural Development Fund](#). The Community One Stop Growth Funding full application submission deadline date is June 5<sup>th</sup>, 2024. The EAH Manager and Jason Mazar-Kelly the Vice-Chair of the EAH Committee will work on the full application starting tomorrow, May 15, 2024.

**New Business:** Membership Update – The Honorable Former Judge Cornelius Moriarty has resigned from both EAH boards and is no longer a member. Maria Ventura term has expired and Ms. Ventura has requested to be reappointed by the Selectboard. Mr. Smadbeck requested that the EAH Manager reminds the Selectboard Assistant, Ms. Rose, to add Maria Ventura reappointment on the next Selectboard Agenda.

New Prospects (Rebecca Mitchell, Justin Kush, & Jess Shapiro) – Mr. Vice-Chair stated out of the three new prospect board members Mr. Kush is the only one present. Mr. Vice-Chair explained the Committee operates as an advisory board to both the Trust and Selectboard. The Trust main focus is the financials of the Affordable Housing which includes the concurrence of the Selectboard. Mr. Vice-Chair summarized the application process as the next step would be for the Trust to recommend the potential applicant to the Selectboard, then the Selectboard appoints the applicant, lastly the applicant gets sworn in by the clerk. Mr. Kush introduced himself as the 35 years old who has been coming to the Martha's Vineyard all his life. A few years ago he purchased a property in Katama, not too far from Meshacket. He is very much aware of the housing situation on the Island; and looks forward to serving the community in this capacity. Mr. Kush was asked if he is registered to vote in Edgartown, as this is a requirement to be a board member. He responded No, but he has no problem in getting it done. Mr.

Kush also shared with the Trust that although he works in New York, the company incentivize to serve the community. Therefore he would have no issue attending the in person Tuesday meetings. The only question Mr. Kush asked was, are there any thoughts on getting a walkway for Meshacket? Mr. Smadbeck responded the Town doesn't own enough land space to do a bike path and cannot infringe on private properties. But, there is a huge interest about Meshacket bike path. In conclusion , the EAH Manager will follow-up with Mr. Kush.

Melissa Vincent joined the meeting.

Mr. Vice-Chair asked if everyone was in agreement with the meeting starting as early as 4:00 pm. All present agreed. It was announced the next meeting will be on June 11, 2024.

**Correspondence:** There was no correspondence.

Mr. Vice-Chair asked if there were any additional item for discussion. Ms. Vincent asked if it would be possible to use some of the Room Occupancy Excise Tax funds to level up the rental income to approximately 150%. The response was this would need to be presented at the Town meeting with a program assigned to it.

Arthur Smadbeck motioned to adjourn the meeting. Melissa Vincent seconded. Meeting adjourned at 5:35 PM.

Respectfully Submitted,  
Shanette Deleon

Approved:



Edgartown Affordable Housing Trust

Vice-Chair Mark Hess

Arthur Smadbeck

Melissa Vincent

6-11-24  
Date of Approval