

Block Island Housing Board
Wednesday, May 11, 2011
Town Hall, Old Town Road
5:00 p.m.

Present: Fraser Lang, Debbie Howarth, John Spier, Cindy Pappas, Gerry Riker, Patty Murphy.
Also present to take the minutes was Assistant Clerk, Bonny Ryan

Not Present: Dan Barker

Meeting was called to order at 5:00 p.m.

Fair Housing Law update and discussion with Bill Landry

Mr. Landry had prepared a memorandum to address residency requirements and preferences in buyer selection pricing for affordable housing. (See attached) There was discussion about a Fair Market plan and eligibility preferences.

At 6:00 p.m. Gerry Riker left the meeting.

A motion was made by John Spier and seconded by Patty Murphy to authorize Mr. Landry to prepare a fair market plan and revisit the eligibility preferences that he had previously prepared.
Ayes: 5 (Lang, Howarth, Spier, Pappas and Murphy) Nays: 0 Absent: 2 (Barker, Riker)

Helterline Proposal

Joe Priestley addressed the board on Jill Helterline's behalf to explain her proposal. (See attached) He mentioned that the planning and zoning boards would be looking for an advisory from the Housing Board on the proposal. This item will be on the June agenda.

By agreement of the Board the next item agenda was:

Jacke Property Update; subcommittee reports

Cindy Pappas of the Building Subcommittee reported that the foundation digging will begin this Saturday. John Spier said that it was time to put the bid packages together. There will be a material bid package and a construction bid package. Timelines were discussed. Marc Tillson agreed to be at the pre-bid conference with John Spier. John's letter to suppliers was discussed and he will revise it. It was mentioned that Huber Engineered Goods is donating the subflooring, roof sheathing; wall sheathing, etc. for both houses. A representative of this company will come out on June 1, 2011.

Financing: the Town Council and Washington Trust approved rolling over the \$100,000 loan for another year. At their next meeting, the Town Council will act on a resolution to borrow the remaining \$250,000 of the Housing Board's bonding authority.

Fraser Lang of the Eligibility subcommittee presented the Board with a letter that will go out to our mailing list and an ad that will go in the paper for the May 22, 2011 class for financing ownership. This class will be held at the Town Hall at 10:00a.m.(see attached)

Approval of minutes: April 14, 2011 open and closed; April 9 and 13, 2011 Building Subcommittee

All minutes with a small correction to the closed April 14, 2011 minutes were approved in a motion by Cindy Pappas and seconded by John Spier.

Ayes 5 (Pappas, Howarth, Murphy, Lang, Spier) Nays 0 Absent 2 (Riker, Barker)

Public Input/Correspondence

Mention was made of the letter waiving Town fees for the project. Michael Middelcer's letter requesting a credit was circulated. Cindy will answer it.

Finance Report:

A motion was made by Debbie Howarth and seconded by Patty Murphy to accept the Finance Report. (See attached)

Ayes 5 (Pappas, Howarth, Murphy, Lang, Spier) Nays 0 Absent 2 (Riker, Barker)

There was a Block Island Times bill for \$310.50 for advertising foundation bids.

There was a Blish and Cavanagh bill for \$1937.10 for legal advice for Fair Market Housing. (Town will pay half this bill) leaving \$968.55 to be paid by Housing Board.

A motion was made by John Spier and seconded by Patty Murphy to pay all bills.

Ayes 4 (Pappas, Howarth, Murphy, Spier) Nays 0 Absent 2 (Riker, Barker) Abstain 1 (Lang)

At 7:45 p.m. with no further business a motion was made by Cindy Pappas and seconded by Fraser Lang to adjourn and voted unanimously.

Minutes approved:

Bonny Ryan
Assistant Clerk