

Updated Question & Answer Document

A few new questions were raised at our most recent congregational meeting regarding the Parsonage. They have been added to:

Is it possible to place further restrictions on the Mayhew Parsonage property before a sale (such as increasing the view easement, limiting expansion, etc.)?

Reply from attorney Marilyn Vukota:

“The short answer is yes as the owner of the property, you can restrict the property. Since the property is in the Edgartown Historic District any buyer wishing to expand the footprint would likely meet with a good deal of resistance from the Town and neighbors so I am not certain you need to do much to limit development of that property.

If you are interested in making sure the easement remains (or wish to expand it) we should probably talk to the Town about it. I have some concern that the easement has expired due to the way it was drafted (even though it is clear to me that it wasn't intended to expire). We can talk more about that when you have a clear idea on how the Church wishes to proceed.”

There would be at least 3 agencies and maybe a 4th if changes were proposed to the Parsonage by future owner - Edgartown Planning Board, Edgartown Historic Commission, Edgartown Conservation Commission as well as MV Conservation Commission if the building is over 100 years old. In talking with Gary Conover he said that the EDG Historic and Conservation Commissions have become stricter (maybe because of past missteps?) and the MV Conservation has intervened in expansion of older buildings lately.

What are the routine operating costs of the Mayhew Parsonage, and how does that cost compare to what we would spend on another parsonage in a different location?

Annual operating costs of the Mayhew Parsonage and does not include deferred maintenance/ projects such as porch and windows:

NEW UPDATED FIGURES:

Grounds	\$6000
Comcast	\$1620
Electric	\$2700
Fuel	\$4075
Sewer	\$1680
Building maintenance	\$21,000
Insurance	\$8,500

Total \$45,575

The Mayhew Trust, controlled by BOA Trustees, currently provides about \$14,000 each year for upkeep and maintenance of the Parsonage. There is also a Loan payment for

\$14,577 per year (Interest and Principle) for Parsonage renovations but the loan is technically on the Meetinghouse property.

For a new parsonage, some costs such as grounds, heating, and building maintenance might be lower, but the exact costs are unknown. For some comparison, West Tisbury annually budgets \$15,000 for their Island Farms parsonage (excluding insurance). St. Andrews spends approximately \$30,000 per year on their Bold Meadow parsonage.

It is possible that the church may save some operating costs with a newer, more fuel efficient parsonage; however, we would also lose the benefit from the Trust. The loss of the Trust could be offset by a Parsonage Maintenance Fund set up if church voted to sell existing Parsonage.

What are the property tax implications of repurposing the Parsonage as a mixed-use building (i.e., 2 living units)?

The annual property tax for the Parsonage would be \$45,000 a year if we lost our church exemption. Patti Rhodes, the Edgartown tax assessor, is seeking further clarification as to whether the church would lose its property tax exemption entirely for the parsonage, or if we would owe property tax on the portion rented, though not on the portion we use ourselves.

What, if any, feedback has there been from the UCC on the potential impact of these proposals on the search for a new settled pastor?

Rev. Patti Kogut from the UCC advised the Search & Call committee in their profile to be upfront and transparent about the process underway. She encouraged us to make a decision and have some certainty and clear expectations about what is going to happen before a new pastor is offered the position— preferably by this summer. She did not comment on the specific content of any of the proposals as she understands that this is a congregational decision. Unfortunately Rev. Marlene Gil from the ABC has retired and her supervisor has also resigned. We are currently trying to secure a contact with the ABC to share Church Profile, receive candidate profiles and have their Conference input.