The principals at Island Collaborative LLC, a locally based real estate firm focused on the acquisition, development, and repositioning of well-located, mixed use, multifamily real estate, are acquiring a controlling interest in 30, 34, 42 and 46 Beach Road, Tisbury, MA 02568 consisting of approximately 48,000 square feet of land with multiple existing buildings.

The project consists of the restoration and expansion of historically significant existing buildings and relocation to the site of another structure of the same era. Every space will be occupied by existing island people and businesses at below market rents. The project has been met with overwhelming support from community members and abutters.

The approval process is scheduled to commence within 30 days of close with hopes for the substantial completion of Phase One by Summer 2023. We intend to use a combination of on island labor and off island labor. At least 33% of our hiring will be from MWBEs.

The Company is acquiring the properties directly from the DeSorcy family who have provided stewardship for generations.

**Preliminary Timetable**

**Phase One**

- Acquisition of Property. Currently income producing
- Relocation of Safe Harbor Building
- Renovation of DeSorcy Paint Building for Artisan Cooperative
- Renovation of waterfront event / gathering space building

**Phase Two**

- Renovation of 2 residential apartments
- Renovation of Safe Harbor Building for new climate and environmental sustainability tenants
- Renovation of 34 Beach Road existing retail for aquaculture and other related uses.
- Renovation of MV Times building for FUEL and MV Times

**Phase Three**

- Construction of new dock
- Renovation and Expansion of Gannon + Benjamin facilities
- Complete Landscape architecture
Subject Property / Development & Design Plan

These are Iconic Buildings representing the glorious history of Tisbury. While preserving and restoring their history, all buildings will reflect our commitment to the smart use of energy and natural resources; serving as gathering places, year-round maker / workforce spaces, and offering innovative work and educational programming. All centered in the Tisbury Creative and Innovation District. Our activities give more people more reason to come to Tisbury and the waterfront, while encouraging them to support the surrounding small businesses.

Location

“One of the things that sets Holmes Hole, present-day Vineyard Haven, apart is that it’s so tied to the sea and the harbor, and that’s a massive opportunity from early on. It’s a ferry port. It’s a place where there are taverns and inns, and ship chandleries, and it’s a place where people hire themselves out as pilots to passing ships,” Van Riper said. “From early days in the late 1600s and early 1700s, present-day Tisbury is intensely and intently focused economically on the water … and yet its proximity to harbor and its position relative to the rest of the Island also provides incredible opportunity……

-Bow Van Riper

We are at a moment with a tremendous revitalization opportunity. In the next few years, new construction, shops, and businesses have the potential reinvigorate the town. Think of it as a modern day version of the Tisbury that Mr. Van Riper described; of the water, but also of the wind and of the land. This is arguably the island’s most prolific historic areas and, in many ways, its’ “front door”.

In addition to the excitement and growth that is currently underway in the area directly around our project, there exists significant opportunity for greater activation and placemaking between the waterfront, MV Museum and Main Street. Our site will remain central in the Tisbury Arts + Innovation District as it expands.

Maritime + Boat Center

At the forefront of the project will be its most treasured asset in Gannon & Benjamin. While expanding their facility, we intend to bring in complementary maritime organizations like FUEL to add educational, apprenticeship and on water programming in the current MV Times building. We anticipate a further expansion of the maritime activation in other nearby properties.
Climate Change + Environmental Sustainability

As a coastal community, Martha’s Vineyard is up against some of the most pressing climate-related challenges. Our relocation and activation of the building currently sited at Safe Harbor Marina, will provide space for scientists, educators, island organizations and environmentally focused nonprofits to creatively and actively explore multidisciplinary models of adaptation and innovation. We have engaged with Vineyard Power and others to explore programming partnerships.

Event + Programming Space

In repurposing the iconic DeSorcy cement building, we will create a stunning event and gathering space that is directly connected to the harbor and our history. In many ways, the structure is our Fenway Park Citgo sign. During warmer months it will provide space to celebrate and for public enjoyment. Directly connected to the harbor. Beyond private events, we envision cultural programming like an exhibition of Van Riper model boats (The largest collection remains in private hands on the island!), celebrations of the history, climate related talks, etc.
Artisan + Maker Collaborative

Making is a voluntary act of ingenuity and agency. Artisans, engineers, and craftsmen transform bits and atoms into the stuff of beauty and livelihoods.

The artisan + maker cooperative is a singular environment for making made up of individual studios and shared resources. All creating work informed by the land, sea and wind that is the essence of our island community.

Upon renovation, the cooperative will be a self-managed group that will master lease the building. Expanding on and with the leadership of the existing artisan community (Island Workshop) on site.
Other Complementary Tenancies

Based on space constraints, we envision the inclusion of other related tenants from both the design and maritime fields. Additionally, we are in planning with an aquaculture partner as well as other uses. Two residentially zoned apartments also currently exist on site.
Activated Harborfront / Boardwalk
NOTE: Just temporary example of exterior space...would need actual development
NOTE: Just temporary example of exterior space...would need actual development
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NOTE: DeSory Mural would still exist on exterior of building when doors are closed
NOTE: DeSorcy Mural would still exist on exterior of building when doors are closed
Nearby Projects/Area Revitalization

**MV Museum** - The Martha’s Vineyard Museum was originally known as the Dukes County Historical Society. It was founded in 1922 and incorporated the following year. The founders first acquired revolutionary era documents, which started the collection. They devoted a great deal of their time, energy, and resources towards the documentation of the Island’s role in American history and greater maritime industry. In June 2019, a new facility opened in Tisbury. Establishing the island’s greatest cultural resource here.

![MV Museum](image)

**Safe Harbor Marina** – In addition to cleaning up the site, removal of 4 existing buildings, construction of two new boat racks, relocation of existing boat racks, relocation of a fuel tank and wash shed, construction of a boardwalk along the lagoon is anticipated. Their ultimate intention is a significant activation of the site. We are in collaborative discussions.

![Safe Harbor Marina](image)

**61 Beach Road / Hinckley Site** – A repositioning and reactivation is underway on the property with Vineyard Wind.
**Educomp Building** – The three-story brick building dates to 1930 and formerly housed a telephone company, among other uses through the years. Owner is in approval process to renovate the existing brick building for expanded retail use and to construct a four-story residential condominium complex overlooking Veterans Memorial Park.

**Packer Shipyard Expansion** – Proposed Shorefront Improvements: installation of two piers/ramps/floating dock systems, and two finger floats adjacent to the existing boat ramps; zone of float reconfiguration; offshore pile installation; re-dredging in a previously dredged area. Proposed Upland Improvements: removal of two existing warehouse buildings; re-grading; construction of a smaller warehouse (within footprint of the removed buildings and existing parking area).
**Stone Bank Site** – One of Vineyard Haven’s best-known downtown landmarks, the fieldstone bank at 75 Main Street has been vacant since 2017. Currently being transformed into a mixed-use condominium and commercial.

**Island Collaborative Targeted Area Revitalization / Strategic Acquisition Opportunities**

**44 + 51 Lagoon Pond Road** (Under Contract) – Sited on a direct line to our sites from Lagoon Pond. An ideal site for housing and parking to service our tenants and event patrons. We will close on the acquisition of the properties in October 2022. Talks are underway with our abutters to create a pedestrian/bike path and potentially a vehicle connection to Lagoon Pond.
3 Water Street Maritime Warehouse – Iconic site owned by the Douglas family. Potential site for maritime museum or activation.

13 + 23 Beach Street – Currently owned by Bob Sawyer. These sites would be a wonderful expansion of our current project site. A potential future phase to expand on the Artisan, Maker + Innovation District.
Jefrey Byrne DuBard  
Founding Partner, Island Collaborative  
Founding Principal, New Urban Collaborative

Mr. DuBard is an independent real estate developer. He is the founder and owner of New Urban Collaborative, an independent real estate development and advisory firm. Mr. DuBard possesses over Eighteen years of development experience.

Mr. DuBard focuses on acquisition, marketing/sales, and all design & creative aspects of the development process. He leads the strategic direction and works with real estate sellers, contractors, municipal / state officials, investors and banking institutions. In his career, he has participated in over 40 development projects and has been the principal for real estate transactions in excess of $400 million dollars.

Mr. DuBard holds a Bachelor of Arts from the Annenberg School and a Bachelor of Science from the Wharton School, both at The University of Pennsylvania. He worked in Finance and Entertainment prior to embarking on his career in real estate. Mr. DuBard sits on the Affordable Housing Committee and Chairs Community Preservation Committees both in West Tisbury, Martha’s Vineyard. He is also a Board Member of Island Housing Trust and The MV Non Profit Collaborative and a Director of the Seven Gates Farm Corporation.

Michael Murphy  
Partner, Island Collaborative  
Founding Principal + CEO, Mass Design Group
Michael Murphy, Int FRIBA, is the Founding Principal and Executive Director of MASS Design Group, an architecture and design collective that leverages buildings, as well as the design and construction process, to become catalysts for economic growth, social change, and justice. Since MASS’s beginnings, their portfolio of work has expanded to over a dozen countries and span the areas of healthcare, education, housing, urban development. MASS’s work has been published in over 900 publications and awarded globally. Most recently, MASS has been recognized as the winners of the national Arts and Letters Award for 2017 and the 2017 Cooper Hewitt National Design Award. Michael’s 2016 TED talk has reached over a million views and was awarded the Al Filipov Medal for Peace and Justice in 2017. MASS’s project, the National Memorial for Peace and Justice was named the single greatest work of American architecture in the 21st century. Michael has taught at the Harvard Graduate School of Design, University of Michigan, and Columbia University’s Graduate School of Architecture Planning and Preservation. Michael is from Poughkeepsie, NY, and holds a Master of Architecture from Harvard Graduate School of Design and a Bachelor of Arts from the University of Chicago.

Lynne McCormack
Placemaking + Program Advisor

Lynne McCormack currently serves as the national program director of Creative Placemaking for LISC. She served as the director of Art, Culture + Tourism for the City of Providence, RI. from 2006 - October 2015. Ms. McCormack successfully transitioned the department from a programming organization, to a community development agency. Completing a comprehensive cultural plan in 2009, she forged partnerships that resulted in a destination branding campaign, a summer youth workforce development program, citywide arts festivals and increased funding for artists, designers and organizations through CDBG, HUD, transit and economic development funds. Her department has been awarded two NEA Our Town grants and been funded for an ArtPlace America project. Recognized as a change-maker, Ms. McCormack earned her BFA in Film/Video from Rhode Island School of Design and continues to employ creative practice and design-based thinking in her innovative government work.

Evan Smith
Operations + Project Development Manager, Island Collaborative
Founder, Placetailor

Evan is a Licensed Construction Supervisor and efficient design/build specialist with and expertise in high-performance and Passive House building. His project experience includes: single and multifamily residences, commercial fit-outs, passive houses, and renovation projects. Evan prioritizes vital information for permitting, scheduling, and cost throughout the design and entitlement process.