

Community Preservation Committee
Judge Welsh Hearing Room
September 20, 2005
9:00 a.m.

Members Present: Elaine Anderson, Mona Anderson, Bill Dougal, Eric Dray, Stephen Milkewicz, and Winthrop Smith.

Members Absent: Tim Hazel and Nancy Jacobsen

Others: Mary Ann Bragg and Laura Shufelt

The meeting was called to order at 9:05 a.m.

Meeting Agenda

Public Statements

There were none.

Review CPC Applications and Letter of Intent for Funding

Elaine Anderson, in her opening remarks, said that everyone was excited and surprised that we have received 10 proposals and/or letters of intent. We will be requesting complete proposals by January 15th. Next week, if we are far enough along, we may start to work on a warrant for Town Meeting. So what are some of the suggestions?

Bill Dougal said he thought that the committee needed a long-range plan before the committee works on these proposals. He feels we have to work on proposals because we have limited funding and really need strategic plans. He supports the consideration of all these proposals but his own bias is that we work with large developments rather than small ones. People need to see definite, timely results from the committee. We have already expended \$1.9M of our total pot and that gives us approximately (not quite) \$4.2M to expend on these proposals.

There was a bit of discussion regarding the matching funds and Laura Shufelt said that we can assume that we're going to get it but we cannot borrow against it. Laura further felt that the committee wants to use the \$4.2M in developments.

Bill is putting together a goal for the Economic Development Council and if the community is going to be viable for the long term it must increase the affordable housing goal from 10% to 25%. Bill wants to take the 25% goal and see what is coming on line. See if this goal is financially achievable.

Eric Dray did not like the 25% goal and Win Smith said the 25% really made sense but the CPC mandate remains at 10%.

Laura said that the fault of this plan is that we've never finalized an amount of maximum. We need to

state this so that people are prepared for limitations.

Bill, harkening back to his original concerns, said that this is the purpose of a strategic funding exercise. There are economies of scale and if we are to go out with a larger number rather than a smaller number then we need to go through that exercise just to find just how many units we can achieve for the maximum. Before we open these proposals we should have some discussion on how we're going to view these.

Mona, thinking aloud, said that maybe the cost of a unit – or for 2 or three bedroom units might be \$75K per bedroom – but it needs to be a whole lot clearer than that.

Laura tried to rein in the focus of the committee. We're talking about the wants of the community – 1 bdrm units BUT – in reality – no more than 25% of 1 bedroom units are eligible for grants/funds. Thus, in conclusion: the need and want is for 1 bedrooms and the reality is that no more than 25% of the 1 bedrooms will be eligible. The max of proposals will be for 2 bedrooms.

Mona said that this supports the need for larger projects. Win countered by saying that there's a lot of resistance from people who don't want to live in a big building.

Eric doesn't believe that we should be building enormous projects. The villain here is condo conversions. Eric thinks these projects should be designed the way people are used to living. Eric thinks that condo conversion has made this a problem.

Laura sees small projects/redevelopments as the places where you going to get the smaller units. There's no silver bullet. Building new – home ownership – redevelopment are all pieces of affordable housing. It's going to take a lot of different things to solve the housing crisis. Rental units, the mixed units, and you have come a long way.

Bill still thinks the committee needs a strategic plan. That strategic plan should take our financial ability and do a small quick exercise – if we do all brand new construction – and if we did a mega project or two – what would be the minimum contribution we'd like to do? From that point we'd have to create 2 or 3 financial buckets. One is a preservation bucket – a smaller project bucket – and then the larger project that would give us the most bang for the buck.

Laura said to bear in mind - any project – if it is a good project would be able to be done with or without your funds. The Committee's money shouldn't be the only means of funding for any project.

At this point the housing proposals and letters of intent were opened.

1. 704 Main Realty Trust – Falmouth, MA

Laura said – although there would be no conflict of interest – she would recuse herself from any discussions on this proposal. It was for the Cumberland Farms land and their proposal would come out to approximately \$50K per unit. They proposed 45–50 units with commercial space as well.

2. ClemDeb Realty Trust

They had two proposals and provided two letters of intent. One was for 85 Shankpainter Road and the other was a proposal to acquire land on Cap'n Berties Way. It was decided that proposals cannot be entertained when applications are based on non-owned properties. Also 21E, an environmental issue,

would have to be satisfied on one of the proposals. Mona Anderson said that she would have to recuse herself from any discussion on this property.

3. Pilgrim Monument & Provincetown Museum

This was an historic preservation proposal. The intent is that their physical plant has tremendous need even though a recent renovation was completed for \$600K. Their needs are for:- a) interior stairs are deteriorating (\$15K), lighting upgrades (\$20K), external entryway for handicapped (\$20K), and restoring latches and hinges (\$20K). Bill Dougal declared that he is a trustee of the PMPM and thus will not take part in any discussion on this.

Eric Dray asked, "How do we handle these historic proposals? Do you want me to take it back to my committee – or what?" Win said that the BoS said that the Historic Preservation Funds could be used for the library – as reported at a recent BoS meeting.

4. Kennedy Gallery

Robert E. Kennedy of 338 Commercial Street requested money for two cottages at the rear of his property. It was decided that this individual needs to be informed that we need a whole lot more information from him.

5. Provincetown Housing Authority – 951R Commercial Street

They will submit full proposals in January '06. They requested \$400K in order to develop 6 units of housing. A total of \$672K and their funding strategy will be to secure additional funds. Units will be designated as up to 50% of income. Steve wondered why the Housing Authority didn't look into selling it and using the money to build elsewhere? Another issue is transportation; it's on the border of Truro.

Their other proposal was for the Cumberland Farms property and was contained in a letter of intent.

6. PRO – 25-27 Bradford Street

The owner, Napi Van Derek is asking \$2.5M for the property. The proposal received was partly handwritten from M.J. King, chair of the PRO. The total cost of the project would be \$6.5M. The goals are to preserve history in these 10 bungalows and prevent their demolition. The property was once known as the Barnstorm Theatre. Additional funding will be sought and 11 units are projected.

EA wondered about the mix of historic preservation and affordable housing. Bill said that one major consideration would be the sq ft of these units – we have to keep our eye on that. Is it going for 200 sq ft or 400 sq ft or 600 sq ft – he wants to make sure that we're creating LIVEABLE affordable housing and not 300 sq ft cottages.

7. Lower Cape Cod Community Development Corporation

Steve Milkewitz said he would have to step down on this case. The committee received a letter of intent for 29 Alden St which was built in 1880 and will be rebuilt. They project \$135K/unit of approximately 600 sq ft per unit.

8. The Hawthorne School of Art

Olga Upsahl requested historic restoration of the studio barn; the total project would cost \$12K+.

There were a lot of attachments and an itemized budget in the package and how she had come up with this cost. It is known as the Charles Haw-thorne art barn. Her family actually saved this structure. She also proposed using the barn as a living museum. Eric wonders if some of the restorations for non-profits might be for preservation which must be seen from a public way in order to qualify.

[Note: There are only 8 applicants listed even though 10 were received. The reason is that 2 of the submissions were dual. One from ClemDeb and the other from the Provincetown Housing Authority.]

Elaine also said that we need to make the applicants aware that they have to do the footwork before presenting a full application. A purchase & sale agreement so we know that they have site control plus guaranteed additional funding should that be necessary. Also, they should be told to go and get your approvals and then come back to us. E. Anderson also said that now that we have significant proposals coming before us, we should inform people that we need more information – but acknowledge all of them. Laura - maybe go through all of them and cite what else they need to supply.

Bill added that the committee needs a strategy before these letters are sent out. Need financial exercise – basically take \$4.2M and hear from Laura. No constraints – if we were to construct the greatest number of units..... How would we do it? Then we have to put \$ amounts in buckets. Renovation..... historical.... Build new. When the day is done.... How many units are we creating? We have to be clear to the community – that is our goal because that's our goal in time. Each of these proposals should go into one of our programmatic buckets – and when a bucket reaches the end, that's it.

Laura left a bit before 11 a.m. She promised that next week we'll do an Aff Hsg 101.

Brochure Status

Win said that we're waiting for the interviews at this point. EA talked to Shank-painter Printers – and we're moving along. Win said that we have a little history in our brochure, i.e., funding for the new CEM. Mona has the corrected surveys – and we're asking committee members to interview at least two people. If anyone has more to interview by all means do that. We're looking to have this ready for spring Town meeting. Mona said that we have a wild card spot for people who have an opinion – someone who has no need for a project but who has an opinion. She feels that would be a valuable counterpoint. Elaine suggested that projects already funded by CPC should be included in the brochure.

Approval of Minutes

Motion: Approve the minutes of the September 6th meeting.

Motion by Mona Anderson Seconded by Win Smith Vote 4-0-0.

Schedule Next Meeting

The next meeting will be on Tuesday, September 27th at 9:00 a.m. A quorum is a critical need so please let Elaine know if you can't make the 27th.

Adjournment happened at 11:05 a.m.

Respectfully Submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by: _____ on _____
Elaine Anderson, Chair Date