

Community Preservation Committee
Meeting Room A
October 11, 2005
9:00 a.m.

Members Present: Elaine Anderson, Stephen Milkewicz, Nancy Jacobsen, and Winthrop Smith.

Members Absent: Mona Anderson and Eric Dray (both excused) Tim Hazel and Bill Dougal (both unexcused)

The meeting was called to order at 9:10 a.m.

Agenda:

Public Comments

M.J. King from PRO came to the meeting as a follow-up. He said he had a good news-bad news scenario on their proposal for 25-27 Bradford Street. Napi Van Derek, the owner, did give PRO an option for control of the property but then Napi rescinded the offer and Napi has decided that he's going to take his own resources and he will challenge the Historic District authority. Mr. Van Derek continues to say that this is a demolition and it's not to be saved. Mr. King suggested that we do need to be concerned about that. Also, M.J. King continued, we're talking about 22 bedrooms and in many of those units there are two people living. This notches it up in terms of value. All of the buildings - except for the cabin - are year round. King asked Napi about getting an appraisal since he wants \$2.25M for the property. Napi might allow an appraisal if he doesn't have to pay for it and Mr. King wondered if perhaps the CPC could pay for it. This request was denied before it was even discussed.

M.J. King did visit with the Historic Commission regarding the Barnstorm Theater which is on the above mentioned property - and in a specific historic book it talks about how after the war the Provincetown Players were affiliated with the property. This opens up all new possibilities for historic funding. He just thought he'd come by today and just listen in.

Elaine Anderson said that she appreciates Mr. King coming by to keep us informed. Napi is going to hire an attorney. King repeated his quest for appraisal money. Win advised him that perhaps the money could be obtained if you separated out the theater from the cottages and started working with the present theater company. King will have to gain control of the property first and, if the property were owned by a non-profit, then we could do something about the theater so that it would not be lost. Win - still pushing for national focus and getting the momentum going began plugging for an application to the Rogers and Hammerstein Foundation and then we all could sort it out later. Win suggested seeking out these avenues once control of the property has been obtained. Quote from Win: "money talks and national money talks louder." Win concluded by reiterating that getting the theater into a national register would be a plus in future fundraising.

Elaine, thanking all for their input, suggested moving on. Public Comments were closed.

Brochure/Survey

Dr. Anderson brought in her one survey and noted that it was quite fun to do these. Win Smith needs to make copies of interviews that have been done and Nancy Jacobsen has two and another to finish. Steve has one. Elaine said, “So maybe we’ll be collecting until the end of the month?” There are four – we’ll make copies and go home and study them. One of the people Nancy interviewed was Frank Milby’s wife but she did not get her signature on a release. Nancy will go back to get this because it’s most necessary to have.

Eric has not done any interviews yet. Bill Dougal and Tim Hazel are unknown quantities (have they or haven’t they?). EA decided to put it on the agenda again for the next meeting on October 25th. “At that time,” she said, “we can also see what holes in the categories that we have.”

Other Business

Nancy reported that she did talk to Bill Ingraham and she asked if he would go and make an inspection with Doug Taylor at the Hawthorne School; Bill would be agreeable to inspect any proposals with Doug Taylor. To give Bill a “heads-up” just call him at (508) 487-3398.

Win said he had a conversation with Valerie Carrano, the Director of the Provincetown COA, and asked if she would be interested in doing a town-wide forum especially geared for the seniors. Also Win proposed contacting the Seashore Point group (assisted living) to see if they’d be interested, as well.

Then Win gave a mini-presentation on the poor senior citizen who might have a house that could sell for \$1M and how they might take a full deduction (for some reason?). There was a bit of back and forth corrections to Win’s presentation from Laura Shufelt. Win, harkening back to his original COA thoughts, said that on this forum we would have estate planners and the financial planners.

Laura Shufelt said that Mass Housing Partnership has terrific forums and that would make the presentation a little less neutral. It would be geared toward affordable housing. “If you want to do it, I could look into it.” Laura said that everyone’s individual situation is different so no one panacea works.

Elaine Anderson said that if we were to approach the COA – we would have to have someone make a simple and easy to absorb presentation. Would Mass Council be interested? Laura said she would think a panel with a Financial Planner on it and she would suggest no more than 3 presenters, each having a 15 minute presentation and then open up to questions from the attendees. Laura also said that a “life-estate” might be another way to go.

The following consensus of the committee was made. Move forward and let the COA give us the feedback on how they want this seminar structured. Banner would pick up on it faster. Dr. Anderson feels that it’s a pro-active role for the committee. There certainly is an aging population in the town. 1st step is to talk with the COA and see if they would be interested. So we’ll go to the COA with this presentation then we’ll see what can be done.

Motion: Win and Elaine will go to the COA and explore the “under one roof” concept as it regards property ownership and its advantages.

Motion by Win Smith Second by Nancy Jacobsen Vote unanimous.

Steve Milkewicz suggested going to the BoS to see if we’re all in sync. Steve said this might prove to be a sort of pep rally. “To keep Provincetown - Provincetown.”

Win sees this as an eventual brochure. Elaine said, “So let’s start with a COA partnership.” She

further cautioned not biting off more than the committee can handle. “Let’s start here and then expand at a later date.”

Committee Reports:

Nancy – wrote Olga a letter and just used the minutes as a guide. She hasn’t heard back from her. And she already mentioned that she talked to Bill Ingraham. Nancy asked, “Want me to talk to Olga about a site visit?” Elaine said yes, that we need to kick-start this.

Elaine thinks that, after talking to Clem/Deb, they didn’t seem to have the vision that this was only part of the deal (the Letter of Intent). Liaison idea is good.

Steve M. sent a letter out and now has to contact Kennedy’s Gallery.

Mona Anderson has touched base with PRO.

Keith Bergman has contacted the owners of Cumberland Farms and the Provincetown Housing Authority. Liaison is great idea.

Elaine and Win have split Clem/Deb proposals because of perceived “conflict of interest” issues.

Laura – in light of the proposals – and maybe some of the misunderstandings on what the plan is supposed to do - perhaps she may have to go back and rewrite it. She works with these proposals all the time but the people receiving them don't. Elaine agreed and said that the application has to be reworked before the next cycle.

On October 22nd – did everyone get the announcement? Win, Elaine, Steve, and Nancy will be going to Sandwich High School for a seminar – and again car-pool. Haven’t heard back..... Dorrie Pizzelle will be presenting. (Distance-148 miles)

Announcement:

- Matching fund \$281K+ from the state did come through.

- Meeting on October 18th – Seminar from counsel on “conflict of interest.” Elaine feels the entire committee should attend - 10-12 on the 18th.

Approval of Minutes

Correction to Steve’s phone number and the surname misspellings of both Laura and Dorrie were noted.

Motion: Approve the minutes of October 4th as amended.

Motion by Nancy Jacobsen Second by Steve Milkewicz Approved 4-0-0.

The next regularly scheduled meetings of the CPC are:

October 25th

November 22nd

December 13th

December 27th

January 10th

January 24th

EA asked about the pending proposals. Does the Committee feel that if everything but a few things are completed – then should we pop them out or are we going to consider them? Win said that we receive them and accept them and then they’ll have to go back to the Boards. “We have to finalize our decisions by March.”

Elaine said that we still look to the Committees for their opinions but they don’t necessarily meet with our approvals.

Dr. Anderson - going back to Bill Dougal’s bucket funding visual - said that we need to see that globally. We still have to feel about community preservation but we want the “biggest bang for the buck.”

Laura is not sure that she can be at the next meeting. Bill would like Laura to say how many units in the \$22M that we may be able to accomplish. Would love to be able to do that on the November 22nd meeting. Elaine agreed that this would be excellent timing for that. Laura said that she is on the Barnstable CPC and we have a print-out on what we can expect in the future for funding?

The meeting was adjourned at 10:35 a.m.

Respectfully Submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by: _____ on _____
Elaine Anderson, Chair Date