

Community Preservation Committee

Meeting Room A

October 25, 2005

9:00 a.m.

Members Present: Elaine Anderson, Bill Dougal, Eric Dray, Tim Hazel, Stephen Milkewicz, Nancy Jacobsen, and Winthrop Smith.

Members Absent: Mona Anderson

The meeting was called to order at 9:00 a.m.

Meeting Agenda

Public Comments

Keith Bergman (KAB) addressed the group by getting back to them on the 704 Main Realty Trust proposal. Mr. Murray said that there has been criticism about their 704 Main Realty Trust proposal for funding. He will withdraw the request for funding BUT you still have the commonality of Mr. Murray's name as the supervisor of Laura Shufelt, our consultant. He will be happy to withdraw his name from the application. How do you structure that deal? KAB says we have to take a step back in litigations w/Cape Cod Oil and Cumberland Farms. The entire case has caused consternation about the perceived conflict of interest. KAB further promised that Provincetown will work hard on trying to work out a deal with Cumberland Farms.

Elaine Anderson (EA) said that she and the committee appreciate the input and this will probably put it back into a competitive competition.

Bill Dougal (BD) thinks we could benefit from a long term relationship with a not-for-profit developer. We need to develop a long-term plan for affordable housing and how we will be able to maximize the number of units. The figure of 80% is probably going to be associated with larger developments. This should maximize the larger parcels of land. There are probably numerous consultants out there who could help us.

EA would like to consider holding onto Laura Shufelt through the November 22nd workshop. BD would still like to get an opinion from the Ethics Commission before we make any decision.

KAB will communicate this to her. Having a consultant rather than a developer? "If there needs to be a competitive process; there could be a competition built into this process. The Town needs to decide what arrangement this needs to take." He continued, "We're clearly getting into a very complicated legal morass. Withdrawing the application doesn't take them out of the picture. We may have the appearance of a conflict that we can cure."

Bill opined that the most important process is that we're going to formulate criteria. EA feels that this is important and a fresh start. Bill would like a fresh start with a new consultant – and a fresh approach. While we have encumbered a certain budget, we can get a fresh start with what is left.

BD said that we should hear from town counsel – so we'll have something in writing about conflict of

interest. KAB has yet to have this conversation with the newspaper.

Brochure/Survey

There was a great deal of input into this subject. EA wanted to make sure that we've talked about the Cape End Manor (CEM) and wondered if it were worth mentioning funds that went to Open Space? Dr. Anderson would hate to have people think that all this CPA money went to affordable housing only. So far Win has roughed out Section 2 – as well as all the interviews that have been conducted. “We want to find if this captures what we want to say.” Eric asked, “When can this be laid out in a formal format – this is how to visualize the entire product.” Win said that the format will happen eventually. He further quoted a teacher who said, “I’m getting too old for this level of insecurity.” (referring to having no permanent housing)

ED added that he wants more single people's stories out there – not just families but middle-aged gays, artists, etc.

Elaine said that her take with that is to have Eric Dray take a survey and interview people whom he feels are appropriate. ED continued with a big pitch for gays who are being displaced. He wants to make sure that they are all represented; Elaine gave him that opportunity.

Bill D said that everyone has a different view of affordable housing and the CPA has a different view of just what it is for. Bill suggested putting some numbers on the brochure, i.e., income levels, etc. Tim Hazel suggested just giving people a ball-park idea of figures would suffice. Win said that the Cape Cod 5 is using the state guidelines for income levels. He also conducted a mini tutorial on “How to make the numbers do what you want them to do.”

Bill Dougal feels that we may be on a potential collision course with the housing authority. So we have the community housing plan – over here..... and we're looking at the CPA as a funding mechanism. We're close to achieving 10% of the housing level BUT everybody is doing their own thing. BD hammered away that no one is looking at the total plan.

Other Business

The 704 Main Realty – Falmouth proposal seemed very attractive at \$50K/unit.

Bill said that this is a good discussion – BUT - ultimately it's the Board of Selectmen (BoS) who will solve this. It's the BoS who should guide all this – otherwise our process for reviewing applications will be in a vacuum. What are we trying to achieve here? The BoS should be the directors.

Also, let's see how this relates to our CPA goals. We have to think through our goals – what are our objectives? How will that be balanced as we move forward? What is the right mix? The right income mix? We need to know that in order to maximize this. Win said, “That's why the Falmouth group should be the people to advise us.”

Eric asked, “How do we get clear on our mission?” EA said, “If you want clarification – I've brought the mission statement for hand-outs. I agree that we have to understand our own goals and it's worth the time to talk about this.”

ED feels that the mission statement is just the opposite of what we're trying to do.

Tim said that our heads are all in the same place. As much as we are being pro-active – I think we're really becoming reactionary. We can't define who we are by looking at the Falmouth group. The enthusiasm is contagious. Tim says that we have changed... and until we try to get on the same page, we continue to flip from one page to another.

Elaine said that we need a sub-committee of two to work on the mission statement. The plan came before the mission statement. ED – I think we should build on what we have and just rip up the mission statement. Win kept coming back to the 704 proposal – “That's something we can talk about with the housing authority.”

Bill Dougal suggested that we have a joint meeting with the Local Housing Partnership and the Provincetown Housing Authority; we should have a major dialogue with them. We need clarity on what their mission is and what their long term goals are. Tim said that it would behoove everyone to find out just what page we're all on. A lot of people are trying to do the same thing but we should all get on the same page.

ED talked about lots of vacant apartments on the 2nd floors of downtown shops.

BD said that we should have all entities clarify their goals and how the pages interface. He further said that the Economic Development Council would definitely want to weigh in on this. We should just have a work session. Tim said that we could look at the PHA as a partner. Nancy, a member of the Provincetown Housing Authority, too, hopes it isn't looked at as a competition for the Cumberland Farms property. She will discuss this back at her PHA meeting tomorrow.

Eric said that we need to get clear on our mission before we hold any joint meetings.

BD said that we need to hear from legal counsel regarding the votes we need to disengage Laura.

Tim left around 10:a.m.

EA referring back to today's comments from Keith that should begin this discussion. BD said that we should rewind and he thinks that legal counsel should look at everything done so far. Win said that if you open the door then legal counsel has to report anything they find.

BD said that we need to hire a new consultant post haste. None of us has the expertise – if you took the Shankpainter lot – how many ways can you go? Otherwise we'll spin around and there is nothing better than having 2 or 3 options on the table. Dr. Anderson asked – “So you're going to start focusing on the Shankpainter property?” The new consultant will have to advise us. We'll have to ask for several mixes for the property.

BD, referring to the Falmouth group, said that they are an applicant and once they withdraw their application they have no status. I think we have to be very careful on how we talk, proceed, and deal with this issue. That's the way we should view them. Their status will be “no status.”

EA said that it strikes her that the housing authority wants to buy the Shankpainter property and there's no reason why they can't come to us. And there's no reason we can't stipulate mixed use. BD – that's one of the reasons that we need expert guidance.

BD said that the housing authority and the CPC are going to be partners for a long time. We had better find out how to work together. Again, we both want the biggest bang for the buck! The key is to speak with one voice. If it's conflictual – then everyone loses. Ultimately it will be the BoS decision and a collaborative approach.

It was thought that Dorrie might be the new consultant. Bill Dougal said it would be preferable to start with a new consultant – clean sweep.

Motion: Move under Chapter 23 conflict rules to sever our relationship with Laura Shufelt and take whatever steps are necessary to accomplish this.

Motion by Eric Dray Seconded by Nancy Jacobsen No vote was cast.

BD would rather have something in writing from Laura resigning “with your approval I’m withdrawing my services and my bill from date – to – date is for \$____. Bill thought this was a more prudent way to approach the issue.

Eric Dray withdrew his motion.

Win said that we have \$25K budget for consulting. It was strongly recommended that we maintain good relations with the Assessors office and the Finance dept. There are term limits regarding bonds to keep in mind . You may not exceed the revenues coming in.

BD - \$4.2M projected. So if we had a need to spend that then we could go before town meeting and asked for a bond issue. Matching funds are gravy money and no one knows how long that is going to last.

Elaine said that at the last meeting you asked me to contact Bill Ingraham – what he requests from us is a written list of those properties we’d like him to look at. When the time comes – Eric Dray would like someone like himself (or himself) to accompany Bill Ingraham on these trips. Since Nancy is working as the liaison on Hawthorne, Eric said that there is a preservation easement that Olga needs to know about.

EA also told the group that she and Win attended the COA meeting to set up an Information Panel/Estate Planning. Win made a presentation to the COA. Elaine said that the whole idea was to get them to put together a possible seminar because the COA is neutral in order to satisfy any estate planning questions people might have.

Approval of Minutes:

Motion: Approve the minutes of the August 23rd meeting.

Motion by Bill Dougal Seconded by Steve Milkewicz Vote 5-0-1 ab (NJ)

Motion: Approve the minutes of the October 11th meeting.

Motion by Win Smith Seconded by Nancy J. Vote 4-0-2 ab (BD & ED)

The next meetings to put on your calendars are:

November 22nd 9:00 a.m.

November 29th 9:00 a.m.

December 13th 9:00 a.m.

December 27th

9:00 a.m.

The meeting adjourned at 11:05 a.m.

Respectfully Submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by: _____ on _____
Elaine Anderson, Chair Date