

**TOWN OF PROVINCETOWN - BOARD OF SELECTMEN
MEETING MINUTES - SPECIAL MEETING
Joint Meeting with the Provincetown Year Round Rental Trust
MONDAY – DECEMBER 21, 2016 – 5:30 p.m.
JUDGE WELSH ROOM – 260 COMMERCIAL STREET**

Chairman Raphael Richter convened the open meeting at 5:30 p.m. noting the following attendees: Board of Selectmen members: Raphael Richter, Tom Donegan, Cheryl Andrews and Robert Anthony.

Excused: Selectman Erik Yingling

Other attendees: Town Manager David Panagore and Asst. Town Manager David Gardner, Attorney Peter O'Connor, and Cinder McDerney.

Members of the Year Round Rental Trust Board of Trustees present: Chairman Tom Donegan, Rob Anderson, and Kevin Mooney. The YRRTBT was already in session.

Recorder: David Gardner

1. Joint Meeting with the Year-Round Rental Trust Board of Trustees to hold a discussion of the goals, expectations, and strategy for the Year-Round Market Rate Rental Housing Trust:

The Trust had their first meeting just prior to this meeting. Some of what was discussed was:

- the Trust was briefed by the Town Clerk on Open Meeting and Conflict of interest;
- elected Tom Donegan as Chair and Chris Mathieson as Vice Chair;
- discussed the operating model for how to move forward as a new board;
- talked about specific sites the town currently owns as well as potential sites, and
- an action item to define a mission statement at a future meeting.

Cheryl Andrews: Selectmen look forward to meeting and working with the trust. They should adjust their operating model for different types of projects. Town created a sewer system by creating a unique model, and the Trust should also be creative and not feel confined by a particular model.

Robert Anthony: Trust was a vision that came to fruition. There are exciting challenges ahead. The Selectmen are here to support the Trust.

Raphael Richter: The Trust has a challenge which may get tough. Members should not take things personally. The Trust should create a diverse portfolio in Town. Trust is beneficial because it can take on projects that the Selectmen cannot. Harbor Hill project

may be unique because it will have a debt component. Trust should also look at returning existing condo units to the rental market.

Rob Anderson: the Trust is also seeking advice as to what the mission of the trust should be.

Cheryl Andrews: Mission can be developed over time. We focus on the opportunity before us, but ultimately the goal is to achieve as many units at the lowest price. That is how the Trust will be ultimately judged. The more people we can help the better.

Raphael Richter: The trust should establish a goal setting process similar to the Selectmen.

Cheryl Andrews: We have been through so many studies as to what the housing need is. The situation is fluid and things change rapidly. Try something and if it doesn't work then try something else. We will never have enough units; we don't need to study it any further. There is also discussion that jobs are needed first, but we know that.

Rob Anderson: The Selectmen have failed on past housing initiatives, what have the Selectmen learned that we can benefit from.

Raphael Richter: Winslow project: we should have engaged the neighborhood sooner or better, although we are not sure it would have altered the outcome. The Selectmen had authorization to dispose of the Grace Gouveia and Community Center, but when the time came, we were criticized for selling our assets.

David P: The second time we tried Winslow, we did meet several times with the neighbors, and it did not change the outcome. The bottom line was they did not want the density.

Cheryl Andrews: We have never taken a market rate rental project to town meeting. We have only done affordable projects to date. Market rate rental may have a different outcome at town meeting. Thus far the feedback I am getting is positive for the market rate units.

Raphael Richter: There needs to be more education with the community on the difference between affordable and market rate units. We should not just use the terms affordable for everything. We need to be getting the message out.

Robert Anthony: Transparency, education and having it make sense to the voters. We need to put all three elements together to be successful with voters.

Tom Donegan: Town meeting is a particular form of governance. There is a small percent of voter turn-out and you have to often achieve a two-thirds vote from the ones who show up. We need to convince the ones who regularly attend, but we also need a broad based approach to get new people to attend town meeting. There is a fatigue in town about affordable housing. The Tenant selection process for these units needs to be the most transparent.

2. **MOTION:** Move that the Board of Selectmen vote to go into Joint Executive Session with the Year-Round Rental Housing Trust Board of Trustees pursuant to MGL c30A, Section 21(a), Clause 6 for the purpose of:

Clause 6 – To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. (Real Estate-Harbor Hill in Provincetown) Votes may be taken. and not to convene in open session thereafter.

Motion: Cheryl Andrews

Seconded: Robert Anthony

Roll Call Vote:

Raphael Richter: Yes

Tom Donegan: Yes

Cheryl Andrews: Yes

Robert Anthony: Yes

Yea: 4 Nay: 0 Motion passed.

MOTION: Move that the Year-Round Rental Housing Trust Board of Trustees vote to go into Joint Executive Session with the Board of Selectmen pursuant to MGL c30A, Section 21(a), Clause 6 for the purpose of:

Clause 6 – To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. (Real Estate-Harbor Hill in Provincetown) Votes may be taken. and not to convene in open session thereafter.

Motion: Tom Donegan

Seconded: Kevin Mooney

Roll Call Vote:

Tom Donegan: Yes

Rob Anderson: Yes

Kevin Mooney: Yes

Yea: 3 Nay: 0 Motion passed.

3. **Others:** None.

Both Boards adjourned the open session at 6:07 pm.

The Board went into Executive Session at approximately 6:08 p.m.

Minutes transcribed by: Loretta Dougherty