

**TOWN OF PROVINCETOWN – BOARD OF SELECTMEN  
MEETING MINUTES - EXECUTIVE SESSION -CLOSED  
TUESDAY – JANUARY 17, 2017  
CAUCUS HALL, 260 COMMERCIAL STREET**

**5:47 pm**

The Board of Selectmen move to join the PYRRT in executive session.

BOS Members Present: Tom Donegan, Erik Yingling, Cheryl Andrews

Excused: Rachael Richter and Robert Anthony

YRRT Members Present: Tom Donegan, Chris Andrews, Chris Mathieson, Kevin Mooney

Staff: Town Manager David B. Panagore, Community Housing Specialist Michelle Jarusiewicz and Finance Director Josee Cardinal Young

Consultant: Peter O’Connor

**1. Joint Meeting with the Provincetown Year-Round Rental Housing Trust Board of Trustees**

**Tom Donegan moved that The Board of Selectmen vote to go into Executive Session pursuant to MGL c30A, Section 21(a), Clause 6 for the purposes 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, and the Chair so declares, Harbor Hill’s Condominium and Timeshare Resort and not to convene in open session thereafter; Cheryl Andrews seconded the motion.**

**Roll call vote:**

<b>Cheryl Andrews</b>	<b>aye</b>
<b>Erik Yingling</b>	<b>aye</b>
<b>Tom Donegan</b>	<b>aye</b>

**Approved 3-0.**

General discussion of rent revenues, expenses, maximum amount to be borrowed at town meeting and not to return to town meeting for annual funding. Peter O’Connor discussed ADA and AAB. ADA is more programmatic; AAB is structural and may need 2 units. Staircase didn’t appear to be an issue. Will call Scott Pollack to discuss. Tom Donegan referred to a KP Law memo on AAB; probably in the clear.

**Cheryl Andrews moved that the Board of Selectmen move to the Judge Welsh Room**

**Tom Donegan seconded the motion.**

**Roll call vote:**

<b>Cheryl Andrews</b>	<b>aye</b>
<b>Erik Yingling</b>	<b>aye</b>
<b>Tom Donegan</b>	<b>aye</b>

**Approved 3-0.**

**Tom Donegan moved that the PYRRT move to the Judge Welsh Room**

**Chris Mathieson seconded the motion.**

**Roll call vote:**

<b>Chris Andrews</b>	<b>aye</b>
<b>Chris Mathieson</b>	<b>aye</b>
<b>Kevin Mooney</b>	<b>aye</b>
<b>Tom Donegan</b>	<b>aye</b>

**Approved 4-0.**

Moved to Judge Welsh Room 6:00 pm

General discussion about the need to refine all numbers. How much will repairs cost?

General discussion about rules. What about allowing summer rentals by tenants which is common in the market place?

How much to borrow? What subsidy if any? What does the appraiser says as an estimate?

Potential for different versions of presentation.

What will the rents look like?

What will be the tax impact?

What about penalty?

Draft 1 page handout.

General discussion by all of targeted acquisition costs and related expenses for about \$12.5 million. No increase on property tax as result of acquisition.

Tom Donegan and David will draft a press release.

**Kevin Mooney moved that The Year-Round Rental Trust Board of Trustees vote to adjourn from Executive Session;**

**Chris Mathieson seconded the motion**

**Roll call vote:**

**Chris Andrews** aye

**Chris Mathieson** aye

**Kevin Mooney** aye

**Tom Donegan** aye

**Approved 4-0.**

**Tom Donegan moved that The Board of Selectmen vote to adjourn Executive Session;**

**Cheryl Andrews seconded the motion.**

**Roll call vote:**

**Cheryl Andrews** aye

**Erik Yingling** aye

**Tom Donegan** aye

**Approved 3-0.**

Adjourned 7:14 pm

*Minutes by: Community Housing Specialist Michelle Jarusiewicz*