

TOWN OF PROVINCETOWN - BOARD OF SELECTMEN

SPECIAL MEETING – TUESDAY, AUGUST 4, 2009

16 JEROME SMITH ROAD

Chairman Michele Couture convened the meeting at 10:02 AM noting the following Board of Selectmen attending: Michele Couture, David Bedard, Elaine Anderson, Mary-Jo Avellar, and Austin Knight

Other attendees: Town Manager Sharon Lynn, Assistant Town Manager David Gardner, DPW Director David Guertin, Town Counsel John Giorgio

Recorder: David Gardner

The following are meeting minutes, in brief:

The purpose of the meeting was to follow-up on the Town's applications for the potential funding of Federal Stimulus Recovery Act Funds for Provincetown projects, and to identify additional project opportunities as they develop.

FISHERMAN'S WHARF and LOCAL TRANSPORTATION CENTER

Presentation by Chris Snow, Attorney and John Ciluzzi, Real Estate Agent for the seller of Fisherman's Wharf

Fisherman's wharf is back on the market and is offered to the Town at \$4,950,000. Excited about the opportunity to join the Fisherman's Pier with the current municipal pier at MacMillan Wharf. Price has been substantially reduced due to current market conditions and available financing.

Austin Knight: Where is the pier in the Chapter 91 permit process? The determination on the Chapter 91 application is imminent; however, there is currently an issue with DEP for parking and access areas.

Michele Couture: Would this potential purchase be combined with the Local Transportation project? SL: It is not clear if both projects can be combined in terms of funding source. The Pier may be a project on its own, and may need to obtain a different funding source.

Clay Scholfield and Mark Forest arrived at the meeting at 10:15.

Clay Scholfield suggests that the pier project would need infrastructure improvements.

Chris Snow suggests that the MPL is restricted by act of the legislature to parking and can not accommodate any other use without addressing that restriction.

MARK FOREST, CONGRESSMAN DELAHUNT'S CHIEF OF STAFF

Federal funding money is available for marine transportation projects and port infrastructure improvements. If the Town is not ready with a plan in place now, then funding may be available in the future, but the Town should move forward with a plan so that it is able to obtain funding when available. The Congressmen's Office will be supportive.

If it is the intention of the Town to include the Fisherman's Wharf into the plan to secure funding for it with the TIGER grant, then the Congressmen's office is concerned about the amount of time the Town will need to gain consensus on the purchase of the pier. .

Chris Snow: Fisherman's Wharf can accommodate additional berthing space for marine transportation which appears consistent with the intent of the grant.

Mark Forest: Other federal funding resources will also be available in addition to the TIGER grant that may be available if the Town does not get full funding from the TIGER program. Duarte property could be eligible for other transportation funding because of its traffic mitigation goals.

Michele Couture: Likes the idea of the project but is concerned that the Town will not get a grant for a particular portion, and then be stuck with footing the cost for an aspect of the project.

Mary-Jo Avellar: We also need to consider the maintenance of these properties once we get them.

Elaine Anderson: Prices of these acquisitions comes through an appraisal process by three separate appraisers. Previous appraisals have appraised Duarte's property at \$6,000,000. We have learned from previous experience, we need to ensure that a pier purchase comes with a maintenance plan.

Mark Forest: Town's transportation infrastructure is vital to the Town's economic development potential. The Congressmen's Office and State Office will be very supportive of the Town's plan and goals to make these improvements. He did not see the price tag being an obstacle from the federal government's standpoint.

Chris Snow: The Cabral family considers Fisherman's Wharf to be a part of the family's legacy, and they would be happy to see it go to the community.

Mark Forest: The Federal and State Governments will need to provide funding and grant sources to the local community in order to maintain port facilities and infrastructure.

Clay Scholfield: We need to look at the Wharf to see if it fits in with our current Local Transportation Center Plan and that potentially separate it out as a separate grant request.

Elaine Anderson: We need to Plan for the full project and then segment off into phases if necessary due to funding availability.

Chris Snow: The previous buyer of the Fishermen's Pier had estimated the cost of reconstruction of the wharf at \$10,000,000

Selectmen to have an update of August 24, 2009, and plan to hold a public forum in late August early September.

We should get a letter in principal, or letter of intent from both the Duarte and Cabral before we move forward.

John Giorgio: We will have to pursue several due diligence issues on behalf of the Town.

USDA GRANT APPLICATION UPDATE - WATER AND WASTEWATER

The town is being very optimistic in seeking federal funding for a variety of project, that we will ultimately need to make.

The Town's request is currently at: Wastewater is \$12,000,000 and Water is \$10,400,000.

Project goal is to address water quality as well as deliver infrastructure improvements. Project will allow us to replace water pipes which DEP consider to be substandard.

Federal funds will allow us to sewer Beach Point which we would never be able to afford without such funds.

These applications are on fast track, which is why we need Special Town Meeting approval in September.

Mark Forest: This is the reason I brought USDA to Provincetown at our last meeting. Provincetown will be very competitive for this money. Economic Development Agency will also be a potential funding source for Provincetown, and they will be getting federal funding for infrastructure in the future.

Michele Couture: We will need to make these improvements ultimately, so we need to convince the community that we can get 75% funding from the federal government to save the taxpayers.

Phase III wastewater will start in September, if we get federal funding then the scope of the project will grow to include Beach Point, but will occur regardless.

Chief Jaran had submitted a grant to provide additional officers but was denied, so we were wondering whether the Congressmen's Office can help us.

Mary-Jo Avellar left the meeting at 11:24 AM

