

Provincetown Year-Round Rental Housing Trust Board of Trustees

Minutes: February 1, 2017

Caucus Hall, Town Hall, 260 Commercial Street, Provincetown

5:32 p.m.

YRRT Members Present: Tom Donegan [5:42], Chris Andrews, Chris Mathieson, Rob Anderson

Excused: Kevin Mooney

Staff: Town Manager David B. Panagore [5:42], Community Housing Specialist Michelle Jarusiewicz

Consultant: Attorney Peter O'Connor

Public Statements: none

Member Statements: none

Special Town Meeting Preparation:

Chris Mathieson asked if they wanted to create a Facebook page? Create a brand and an identity? Rob Anderson explained that Facebook can be a problem. He has been told not to respond on Facebook due to open meeting law; if 3 of them comment could break the law. They must be very careful of the facts. He determined that it is best if Tom answers on Facebook and he isn't.

Chris stated that they should create a Facebook page. Peter suggested using the Town's existing page, website, and Town Talk. Rob said that the problem is that if you post videos and such through the Trust, they can't respond to comments. Michelle Jarusiewicz stated that in addition to the open meeting law, there is the public records law, it is very muddy area. Chris suggested that could have different settings and can control the message. Chris suggested that they think about it. From the forum, people don't know who the Trust is, so creating an identity and disseminating information is important. Rob agreed and disagreed. The Trust is accountable to the public and they don't need to figure out identity. Tom said that how the Trust communicates is different; Tuesday night will provide direction. Chris stated that he feels the same either way. David Panagore stated that some identify on line; others only in person. Now must go to in person, so consider how you are in the community.

Members discussed the Forum and game plan for presentation at Special Town Meeting. Chris Andrews said that it went better than he expected. There were good questions. More positive reaction; overall it went well. Peter O'Connor said that the content was good. He thinks it is like a trial, the audience sizes up the "witnesses." With more people presenting, there are more witnesses; if 1 goes south, could lead to doubt. Recommends fewer presenters. David Panagore was surprised at the amount of positive support. He wishes there was more time to prepare and thought a dry run was a great idea. Tom Donegan was terrified at first as the room filled with a core of negative people. It was much more positive and thoughtful than expected. There were other bidders in the room. He thought all the presenters did a great job although it went a little longer than he expected. Chris Mathieson thought the presentation needed editing, a bit long. The Housing Trust needs a bit more presence. The Trust should answer questions. This is a sale; transfer of enthusiasm. Like politics it brings hope and fear. It is an appreciating asset. Rob Anderson said objectively, the forum was a success for the Town and the Trust. They have not had enough pre-meetings and attendance, so this was an amazing first step. Through Facebook and Mypac there are still issues and questions; need some answers.

Rob Anderson stated that we are presenting info but not enough solid argument. He is concerned about the competitors that can speak but are not required to disclose without repercussions. We should eliminate jargon as much as possible so that we can reach the average voter. For example, what's a "bond?"

Raphael Richter said that it was definitely good. He agrees with simplicity. If we do well, we will get 400 people. A lot of the negative comments were non-voters. Some still don't support affordable housing. Probably most people know their vote before town meeting. Need to explain tax impact and projected revenues. Need to get a turnout.

David Panagore said that there is an argument that over the next 7 years all money going to general fund and robbing from future allocations. Chris Mathieson stated that there is no cost to the taxpayer. He has been talking to people. Raphael Richter suggested the Doug C argument that we invest in our community. We do a lot of things. This is another function of the Town providing for people. Tom said that the Town has invested in low-income affordable housing. The residential tax exemption leads to an \$800 decrease on the tax bill. Raphael said that we could increase taxes with a real estate transfer fee.

Tom Donegan asked what would be the structure for town meeting? There will be a 3:30 presentation at Seashore Point. Should we modify the presentation? Cohabitation has had lots of feedback. Raphael said that it closes the gap. Discussion about income limits and rent examples. Members discussed various approaches about numbers, math, narrative. The front end of the presentation should have high level numbers and then close into more detail. Raphael suggested finite number of presenters will strengthen the presentation.

Have Power Point and Rob can help script slides. Discussion about order, time constraints, limited time for next day, not reading narrative from slides. Rob to finish script by Thursday evening and let it gel on Friday.

Handout can be the slides at the beginning. Members agreed to empower the Town Manager to define the presentation using everyone to help with a dry run on Monday morning at 10:30 am.

Tom pointed out that tomorrow meeting with Finance Committee and at 3:30 the Forum at Seashore Point. Posted and all invited.

Executive Session:

Tom Donegan MOVE that The Year-Round Rental Trust Board of Trustees 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;

second Chris Mathieson.

Roll call vote:	Chris Andrews	aye
	Chris Mathieson	aye
	Tom Donegan	aye
	Rob Anderson	aye

Approved 4-0.

Moved from open session to executive session at 7:33 pm

Minutes by: Community Housing Specialist Michelle Jarusiewicz