

**WORK SESSION
PROVINCETOWN HOUSING AUTHORITY
March 23, 2005**

Present: Margaret Carroll-Bergman, Chair
Teri Nezbeth, Vice-Chair
Arturo Alon, Treasurer
Nancy Jacobsen, Vice-Treasurer
Patrick J. Manning, Executive Director
Lucy Singer Farkas, Recording Secretary

Absent: None

A Work Session of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman, Chair, on Wednesday, March 23, 2005 at 5:20 p.m. in the Maushope Common Room, 44 Harry Kemp Way, Provincetown.

AGENDA: ED requested that a discussion of on-line banking for Bank North be added to agenda.
Motion by T. Nezbeth to approve agenda with addition, seconded by

A. Alon.

**VOTED: Unanimous to approve
agenda with addition.**

AFFORDABLE HOUSING WARRANTS FOR ANNUAL TOWN MEETING:

Board reviewed Special Town Meeting and Annual Town Meeting warrants for Articles concerned with affordable housing issues. Prior to discussion M. Carroll-Bergman recused herself from meeting to avoid any possible conflict of interest.

SPECIAL TOWN MEETING

Article 1: Conveyance of CareCampus Site

Motion by A. Alon to support Article 1, seconded by T. Nezbeth.

**VOTED: 3 to support Article 1
0 opposed
1 recused**

A. Alon to present Board vote at Special Town Meeting.

Article 2: Use of Community Preservation Funds for Care Campus

This matter had previously been supported by the PHA Board of Commissioners.

Motion by A. Alon to support Article 2, seconded by T. Nezbeth.

**VOTED: 3 to support Article 2
0 opposed
1 recused.**

A. Alon to present Board vote at Special Town Meeting.

Article 3: Cape End Manor Land Exchange

Motion by T. Nezbeth to support Article 3, seconded by A. Alon.

VOTED: 3 to support Article 3

0 opposed
1 recused

A. Alon to present Board vote at Special Town Meeting.

Article 4: Stabilization Fund Appropriation

Motion by T. Nezbeth to support Article 4, seconded by A. Alon.

VOTED: 3 to support Article 4
0 opposed
1 recused

A. Alon to present Board vote at Special Town Meeting.

ANNUAL TOWN MEETING

Article 6: Community Preservation Budget for FY2006

Motion by A. Alon to support Article 6, seconded by T. Nezbeth.

VOTED: 3 to support Article 6
0 opposed
1 recused

A. Alon to present Board vote at Annual Town Meeting.

Article 12: Zoning By-Law Amendments

Motion by T. Nezbeth to support Article 12, seconded by N. Jacobsen.

VOTED: 3 to support Article 12
0 opposed
1 recused

Patrick Manning, Executive Director to present vote at Annual Town Meeting.

M. Carroll-Bergman re-joined Board at this point.

Article 13: To Extend Amnesty for Affordable Accessory Apartments

Motion by A. Alon to support Article 13, seconded by T. Nezbeth.

VOTED: 4 to support Article 13

0 opposed

Patrick Manning, Executive Director to present Board vote at Annual Town Meeting.

Article 14: Zoning By-Law Amendment: Growth Management

Board discussed Article 14 at length. Felt this matter would better be addressed as individuals, not as a Board. Board to defer to the AHTF for consideration.

Motion by T. Nezbeth for Board to take no official position on Article 14,
seconded by A. Alon.

VOTED: 3 to take no official
position on Article 14.
1 abstained.

Article 17: Transfer of Tax Title Property at 951R Commercial Street to the

PHA.

Motion by A. Alon to support Article 17, seconded by T. Nezbeth

**VOTED: 4 to support Article 17
0 opposed**

The PHA Board had previously voted to support accepting this site.

ED attempting to get information from septic engineer re. septic system options to present at Town Meeting. Feels the site could support six 1-bedroom units but could consider 2 and 3 bed units. Information from PHA Wait lists to be presented at Meeting.

A. Alon to present Board vote at Annual Town Meeting and other Board Commissioners and ED to talk on issue.

BOARD SIGNATURES: Board members signed certified signature page of the FY2005 Budget to be submitted to the DHCD.

ON-LINE BANK ACCESS: ED recently confronted with situation wherein he quickly needed copy of a cancelled check from Bank North. Requested that Board approve on-line access for him and PHA Bookkeeper. Such access would allow review of account but no means to draw checks on account. A Board member must secure a password code from Bank North that would permit access.

Motion by A. Alon for Board to establish on-line access for Bank North account to be used by ED and PHA Bookkeeper, seconded by T. Nezbeth.

**VOTED: Unanimous to
establish on-line access for
Bank North account.**

T. Nezbeth agreed to secure the password code from Bank North.

APPROVAL OF VOUCHERS: Board reviewed check registry and signed checks presented for signature.

Motion by T. Nezbeth to approve vouchers as presented, seconded by N. Jacobsen.

**VOTED: Unanimous to
approve vouchers as
presented.**

OTHER:

STATE APPOINTEE: N. Jacobsen advised Board that she has withdrawn her papers for the up-coming vote election for local Commissioner and is amenable to accepting State Appointee position.

Motion by A. Alon to recommend to Town Board of Selectmen appointment of N. Jacobsen as PHA State Appointee, seconded by T. Nezbeth.

**VOTED: Unanimous to
recommend appointment of
N. Jacobsen as PHA State
Appointed Commissioner.**

ED to contact Town Manager relative to Board recommendation.

The next Regular Meeting of the Board was scheduled for Wednesday, April 13, 2005 at 5:15 p.m. in the Maushope Common Room. There being no further business a motion to adjourn was made by A. Alon. Unanimous to adjourn Work Session at 6:20 p.m..

Lucy Singer Farkas
Recording Secretary