

**Provincetown Public Pier Corporation (PPPC)  
Judge Welsh Hearing Room  
Meeting Minutes of  
Thursday, November 4, 2004**

**Present:** Paul deRuyter, Chair, Lee Ash, George Hitchcock, and Chip Bradish

**Excused Absence:** John Baldwin

**Other Attendees:** Rex McKinsey, Pier Manager

Paul deRuyter, Chair, called the meeting to order at 4:00 introducing the members present.

Rex McKinsey, Paul deRuyter and Chip Bradish drafted a lease that has been sent to the Town Counsel and Keith Bergman, Town Manager. There is no feedback as yet. Exhibit C, Rent Schedule, has not yet been presented to the Town. Mr. deRuyter will present it to the Town after the Directors look it over and discuss it.

Some of the Exhibit is built on the premise of information given by Profish. Mr. deRuyter had two different Exhibits based on different variables such as linear feet, size of boat, etc. He stated that there should be different rates based on boat size.

Rex McKinsey asked *The Banner* reporter if certain items about to be discussed must be publicized. The reporter replied that since it is an open meeting, she is expected to report to the public.

A motion was made that the Directors go into an Executive Session at 4:15 PM for the purpose of discussing the lease negotiations and Exhibit C – PPPC Operating Pro Forma Summary - and then return to an open meeting.

**Moved by:** George Hitchcock

**Seconded by:** Chip Bradish

**Roll Call Vote**

It was unanimously voted to go into an Executive Session at 4:15 PM.

*Continuation of open meeting at 4:35 PM.*

**Interim Agreement Extension**

Paul deRuyter does not feel the Interim Agreement should be extended. He considers that the agreement has been undermined. Rex McKinsey explained that the agreement gives the power to set rates and makes rules and regulations and enforce them. He feels that he needs the Interim Agreement so that not to be exposed to liability.

Paul deRuyter will notify the Town that the Agreement has expired and ask what they want to do. Rex responded that it gives his office continuity of running the Pier.

Lee Ash suggested submitting a copy of the Interim Agreement Extension to the Town to get guidance and how to continue with the Agreement. The submission will be done with Exhibit C. It will be accompanied with a cover letter. The Directors will familiarize themselves with the Agreement.

Lee Ash stated that she was not comfortable with setting the fishers rates prior to completing the lease with the Town. There was general agreement among the directors that the Public Hearing continued to November 18<sup>th</sup> should be continued to December 18<sup>th</sup> and they asked the Pier Manager to let the fishers know this.

A motion was made to defer the Interim Agreement Extension and in its place direct Paul deRuyter to write a cover letter to accompany Exhibit C and request guidance regarding the Interim Agreement.

**Moved by:** Lee Ash

**Seconded by:** George Hitchcock

**Yea: 4 Nay: 0**

## Management

Chip Bradish stated that the Directors should plan for the future. Also pertinent information should be kept up front and not be distracted by minor issues. He handed out a copy of goals of the Pier Corp. There was a general discussion and fine-tuning of the goals as submitted and some of the Directors added more. Chip Bradish will incorporate them into the list.

George Hitchcock feels that the need for another employee at the Pier is critical for maintenance and other important duties.

A general discussion ensued regarding the rebuilding of damaged floats and the building of new floats. It was suggested to invite David Guertin to the next meeting to explain why the repair and building of floats was stalled.

Chip Bradish stated that the outline of goals, etc. he submitted should be used on future agendas. Paul deRuyter said there was a need for another meeting to discuss rates after studying his two scenarios.

The next meeting of the Pier Corp. will be a work session on November 18<sup>th</sup> at 4:00 PM.

It was moved to adjourn the meeting at 6:15 PM.

**Moved by:** Chip Bradish

**Seconded by:** George Hitchcock

**Yea:** 4 **Nay:** 0

Minutes Respectively  
Submitted by  
*Joel Glasser*

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Paul deRuyter, Chairman

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Date