



**Provincetown Public Pier Corporation (PPPC)
Judge Welsh Hearing Room
Meeting Minutes of Thursday September 27, 2007**

Present: George Hitchcock, Kerry Adams, Phil Tavers and Lee Ash

Excused Absence: Len Clingham

Other Attendees: Rex McKinsey (Harbormaster / Pier Manager) & John Davidson (Administrative Assistant)

Meeting called to order @ 4:05 by George Hitchcock, Vice Chair

Public Statements

Candace Nagle (scan statement into minutes as requested, attached).

Lee Ash joined the meeting in progress.

Special Agenda Items

Campus Provincetown

Michelle Jarusiewicz and Lisa Bowden presented Campus Provincetown's Art by the Sea 2008 Proposal

A motion was made to accept the proposal

Motion: George Hitchcock **Second:** Lee Ash

Discussion

Vote:

Y: 4 **N:** 0

Motion Passes

Chakra Ventures

Candace Nagle feels that there is no consistency with the boards handling of sub-tenants.

A motion was made to postpone Chakra Ventures sub-tenancy application until winter/early spring or their earliest convenience at the email request of the sub-tenant.

Motion: Phil Tavers **Second:** Kerry Adams

Discussion

Vote:

Y: 3 **N:** 0 **A:** 1

Motion Passes

Schooner Hindu

Kevin Foley here to request to lease space 10W next year and to see if the PPPC was interested in leasing the 10W float for the off season.

George Hitchcock: Requests Harbormasters opinion

Rex McKinsey: No reason we can't do a short term lease again.

Discussion

Insurance considerations need to be addressed before an agreement can be reached.

A motion was made to allow the Hindu on 10W for 2008 season w/a CPI Increase

Motion: Kerry Adams **Second:** Phil Tavers

Discussion

The board instructed staff to check insurance requirements and prepare a contract for the float and gangway use by the PPPC until the spring of 2008.

Vote:

Y: 4 **N:** 0

Motion Passes

Review Minutes

A motion was made to accept minutes of 9/23/07 as written.

Motion: Kerry Adams **Second:** Phil Tavers

Y: 4 **N:** 0

Motion Passes

Directors Statements

Lee Ash: Would like it recorded in the minutes that she had read Candace Nagle's statement.

Kerry Adams: Positive feedback from the public on the pavilion and shade structures. The Trap Shed that the Schooner Regatta used left the windows open quite often. Feels that they should be closed and locked. Approached by Donald Murphy about the Portuguese Festival and Schooner Regatta to rent one of the sheds for next year. Concerned with the Chico Jess and Razor's Edge with winter coming.

Discussion of old boats

A motion was made to send a request that the owner of the Chico Jess to come our next meeting via certified mail.

Motion: Kerry Adams **Second:** Lee Ash

Discussion

Kerry Adams wants to know what are legal rights are to get the vessels off the pier. Rex McKinsey to check w/town counsel for the next meeting.

Vote:

Y: 4N; 0

Motion Passes

Kerry Adams: We need to investigate pollution insurance for the Chico Jess and Razor's Edge.

Lee Ash: Would like us to contact the DEP and USCG in regards to the possibility of an oil spill.

Phil Tarvers: Should have a sign code for our tenants built into the lease. Float space license renewals must include approval for all new sub-tenants.

Planning Results tabled for next meeting.

Pier Managers Report

Pump-out grant for Courtesy Float

Seaport Advisory for Barge and Piles

Kerry Adams left @ 6:00 pm

Board gave consensus for staff to proceed with the CVA grant and Chatham Barge Project.

Lee Ash: Her main support for the purchase of the barge is to have it available for wave attenuation.

Meeting adjourned at 6:10 pm

Motion: Lee Ash **Second:** Phil Tavers

Vote:

Y: 3 **N:** 0

Motion Passes

Minutes Respectively
Submitted by

John Davidson
PPPC Administrative Assistant

Len Clingham, Chair

Date

This public statement is to be entered into the minutes of the PPPC's public meeting today, Sept 27 2007.

I understand you have some questions about my new tenant, Chakra Ventures which is in the process of starting a new commercial business -involving harbor sightseeing cruises.

I'd like to explain to the board the business plan behind this new tenant and how I am trying to help MacMillan Pier remain a viable commercial entity.

Provincetown Parasailing attempted to start a new business in town this summer. They rented two berths from me with the anticipation that the demand for their services would justify the investment of having two boats here. As you know another parasailing company came to Provincetown this summer. The ensuing competition between these two companies not only forced them both to drop their prices, cutting into estimated revenues, but my tenant Provincetown Parasail did not have enough customers to justify bringing a second boat to Macmillan Pier. He had already paid me in advance for the second slip.

Knowing he was in trouble and wanting his business to survive, I made him the following offer: I would take back the second berth and give him a \$4000 credit toward next year. My tenant gratefully accepted the offer.

That left me with an empty berth from mid-Aug on, and reducing my estimated revenues for next year. I began to look for another commercial tenant to fill that slot. Chakra Ventures heard about the availability and contacted me. I told them the requirements of needing a commercial business in order to be on the pier. They presented an idea for a more intimate sightseeing harbor excursion than is presently available on Macmillan Pier.

They contacted two local captains, Noah Santos and James Shannon. Both captains had extensive discussion with Chakra Ventures. As a result of the conversations, Charkra made an agreement with both men to captain their boat.

As you know, the number of established commercial maritime businesses interested in operating from Macmillan Pier diminishes every single year. Fostering new maritime businesses is, in my opinion, the only way for Macmillan Pier to remain a viable commercial enterprise and should be encouraged by this board.

Not only was I trying to help a new business in town, Provincetown Parasailing, I am also helping incubate a second new business. I would hope the PPPC sees the merit, indeed the critical necessity to support not only these new ventures but also the Pier Corp.'s existing tenants, who need your help.

Things are bad out there. I advertised this winter and spring in the Provincetown Banner and Cape Cod Times for commercial tenants. I received 0 responses. You have experienced the very same downturn, as you began renting berths to recreational vessels but continue to refuse to let float owners do the same putting tremendous pressure on us. So therefore, I believe it is your obligation to float owners to do everything possible to help us remain viable commercial entities. Float owners are running a business just as you are. Let's help one another. Thank you.

Candace Nagle's Public Statement
9/27/07

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