

Provincetown Year-Round Rental Housing Trust Board of Trustees

Minutes: February 21, 2017 EXECUTIVE SESSION

Caucus Hall, Town Hall, 260 Commercial Street, Provincetown

5:03 p.m.

YRRT Members Present: Tom Donegan, Kevin Mooney, Chris Mathieson

Staff: Town Manager David Panagore, Community Housing Specialist Michelle Jarusiewicz

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 to reconvene in open session thereafter;
second Chris Mathieson.

Roll call vote:	Chris Mathieson	aye
	Kevin Mooney	aye
	Tom Donegan	aye

Approved 3-0.

Moved from open session to executive session at 5:05 pm.

Counsel Walter Paulekas, Town Counsel John Giorgio, and Peter O'Connor joined by phone at 5:05 pm. General discussion of Walter's memo regarding bid options. Discussion of what happens if town wins or loses.

Tom Donegan MOVE to authorize to submit sealed envelope bids on behalf of the Rear Round Rental Trust as follows #1 \$8,201,620; #2 \$8,504,620; and #3 \$8,101,621; Chris Mathieson second

After some discussion, Chris Mathieson amended the motion as follows #1 \$8,216,204; #2 \$8,516,204; and #3 \$8,101,621; Tom Donegan second

Roll call vote:	Chris Mathieson	aye
	Kevin Mooney	aye
	Tom Donegan	aye

Approved 3-0.

Members discussed option of posting meeting at the Court House. Town Counsel John Giorgio advised against it due to potential open meeting law complaint. No more than 2 members should be there with one voting.

Members discussed option of selling off 1 building, numbers, impact on rent roll, public impact. The public was told 26 units – why only 19? Only do it if we have to. If go above pro-forma, could sell off a building. John Giorgio reminded them of 30B procurement requirements to dispose of property. Discussion of different numbers, different options such as creating brochure to sell each unit separately.

Discussion of potentially taking a break during the bid process. NO – the judge will keep it moving. Then need to distinguish the threshold for buying entire thing vs. persisting with possibility of divestiture.

John Giorgio indicated that the executive session authorizes the dollar amounts for the bid; open session authorizes the person to make the bid, and need certified votes.

Tom Donegan MOVE that The Year-Round Rental Trust Board of Trustees vote to adjourn from Executive Session and reconvene in open session; Chris Mathieson second

Roll call vote:	Chris Mathieson	aye
	Kevin Mooney	aye
	Tom Donegan	aye

Approved 3-0.

Adjourned from executive session at 6:42 pm into regular session

Minutes by: Community Housing Specialist Michelle Jarusiewicz