

Provincetown Year-Round Rental Housing Trust Board of Trustees

Minutes: November 28, 2017

Community Development Conference Room, Town Hall, 260 Commercial Street, Provincetown

5:31 p.m.

YRRT Members Present: Kevin Mooney, Tom Donegan, Rob Anderson, Chris Andrews

Excused: Nathan Butera

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Member Statements:

Rob Anderson: thought that the educational push went well at the Harbor Hill update session. He participated and completed the Cape Cod Housing Institute in November. At the final session, they created takeaways. His group included Elaine Anderson and Louise Venden. They agreed to talk about regional options, to discuss a formal structure with Truro; better communication with everyone including the public and developers. The Housing Specialist [HS] has copies and links for the materials used in the sessions. He met with Dana to discuss the tiny house concept and to create a relationship. The HS indicated that she and the Community Housing Council support the concept even as a temporary solution in available areas. There are zoning, septic/sewer, and other regulatory hurdles. Tom Donegan said that it could be done but with limited septic, need more sewer capacity.

Rob Anderson indicated that after the criticisms, he is worried about filling and pricing the units. Tom Donegan said that it was a healthy fear and that there will always be a contingent that says it is too expensive.

Chris Anderson indicated that he saw an ownership posting. Michelle Jarusiewicz said that there were 6 applications for Winslow Farms and that she expected more. There are many variables including interest, ability, and ready to make that decision.

Kevin Mooney said that the financials are ok with slow rent up. Tom said that the risk is less in filling them but in short tenancy.

Executive Session:

Tom Donegan MOVE that The Year-Round Rental Trust Board of Trustees vote to go into joint Executive Session with the Finance Committee 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 Rob Anderson.

Roll call vote:	Kevin Mooney	aye	Chris Andrews	aye
	Tom Donegan	aye	Rob Anderson	aye

Approved 4-0.

Moved from open session to executive session at 5:46 pm

Reconvene open session 6:04 pm

Harbor Hill Update: Michelle Jarusiewicz stated that the architectural/engineering contract was awarded to LDa. The RFP for Property Management was issued 10/19/17; with a briefing session held on 10/31/17; no proposals were received on 11/21/17. There are ongoing discussions with various parties about next steps.

Kevin Mooney asked about option to add an apartment? Louise Venden has requested a survey.

Michelle Jarusiewicz was to draft materials for a Notification List for next meeting.

Members had general discussion about survey data – who would do it? Is there a need? Other data is available. The Trust is in the middle of the Harbor Hill development and need to focus on that. In the future they would love more data.

Invoices:

Tom Donegan MOVE to approve \$4725 for KP Law, \$12,000 for Ford & Paulekas, and \$1334.80 for KWJS&S; Rob Anderson second; approved 4-0.

Rise Engineering Report: potential for energy efficiency measures at Harbor Hill through Cape Light Compact. Next steps would be to request through municipality to the Board then Cape Light Compact Board votes.

Next Meeting: 12/14/17 at 5:30 pm

Adjourned 7:06 pm

Minutes by: Community Housing Specialist Michelle Jarusiewicz