

**TOWN OF PROVINCETOWN - BOARD OF SELECTMEN
MEETING MINUTES – EXECUTIVE SESSION – CLOSED SESSION
TUESDAY – February 23, 2017, 5:00 p.m.
JUDGE WELSH ROOM - 260 COMMERCIAL STREET**

Chairman Richter convened the open meeting at 5:00 p.m. noting the following attendees:

Board of Selectmen members: Chairman Raphael Richter, Vice Chairman Eric Yingling, Members Tom Donegan, Cheryl Andrews

Excused: Robert Anthony

Other attendees: Town Manager David Panagore, Asst. Town Manager David Gardner, and Year Round Housing Trust Committee members; Christopher Mathieson, Rob Anderson, Christopher Andrews and Kevin Mooney.

Recorder: David Gardner

1. Joint meeting of Trust and Selectman, discussion of legal and administrative expenses.

2. Joint Meeting with the Provincetown Year-Round Rental Housing Trust Board of Trustees

MOTION: MOVE that the Board of Selectmen vote to go into Joint Executive Session with the Year-Round Rental Housing Trust Board of Trustees pursuant to MGL c30A, Section 21(a), Clause 6 for the purpose 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. (Real Estate-Harbor Hill in Provincetown) and not to convene in open session thereafter.

Motion:

Seconded:

Roll Call Vote:

Raphael Richter: Yes

Erik Yingling: Yes

Tom Donegan: Yes

Cheryl Andrews: Yes

Robert Anthony: Absent

4/0/0 Motion passed.

Year-Round Rental Housing Trust Board of Trustees called into session at 5:03 pm

MOTION: MOVE that the Year-Round Rental Housing Trust Board of Trustees vote to go into Joint Executive Session with the Board of Selectmen pursuant to MGL c30A, Section 21(a), Clause 6 for the purpose 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. (Real Estate-Harbor Hill in Provincetown) and not to convene in open session thereafter.

Motion: Thomas Donegan

Seconded: Christopher Mathieson

Roll Call Vote:

Thomas Donegan:

Christopher Mathieson:

Rob Anderson:

Christopher Andrews:

Kevin Mooney:

4/0/0 Motion passed.

Board of Selectmen went into closed session.

The Harbor Hill bids have been accepts and there are four final bidders, the T own of Provincetown being one of them. Next will be to go into the Bankruptcy court.

Town Manager Panagore started the meeting. The concusses was a decision needed to be discussed and decided upon; first on the highest bid the members felt the town could go to and second the bidding processes. After which the selectman and trust would discuss bidding strategies and the selectman needed to decide if they would endorse the sealed bidding strategies.

Mr. Mathison led the conversation, presenting various variables that would allow the bidding amount to flux between 9.5 million and 11.2 million. The higher amount would be depending on the sale of Bldg 5, which would be a worst-case scenario. Relying upon the sale of Bldg 5 brought cash flow concerns by staff and council, as well as concerns about construction delays. Selectman Andrews did not super a bid higher than 9 million and does not to purchase property with the consideration of selling Bldg 5. BOS Vice chair Yingling encouraged YRRHT to bit smartly and not emotionally and agreed with Selectman Andrews.

BOS Chairman Richter moved that the Board of Selectmen endorse the top end big amount of 9.5 million.

BOS Vice Chair Yingling seconded the motion.

Roll Call Vote:

Raphael Richter: Yes

Erik Yingling: Yes

Tom Donegan: Abstain

Cheryl Andrews: No

Motion Passed 2/1/1

A three-envelope strategy was proposed. The first envelope to be used if there were one (1) other bidder. The second envelope to be used if there were two (2) other bidders. And, the third envelope would be used if all other bidders showed. Council informed the group that if they were to be out bid in this round, they would not go into the auction.

Tom Donegan moved to have the 3 sealed bids. 1st at \$8,101,621. 2nd at \$8,516,201 and 3rd at 8,901,620.

Chris Mathieson seconded the motion.

Roll Call Vote:

Thomas Donegan: Yes
Christopher Mathieson: Yes
Rob Anderson: Yes
Christopher Andrews: Yes
Kevin Mooney: Yes

3. Other: None.

Without objection, Eric moved to adjourn the Board of Selectmen meeting at 6:50 p.m.

Roll Call Vote:

Raphael Richter:
Erik Yingling: Yes
Tom Donegan: Yes
Cheryl Andrews: Yes
Robert Anthony: Absent
4/0/0 Motion passed.

Motion to adjourn the PYRRHT meeting at 5:10 p.m.

Motion: Tom Donegan

Seconded: Christopher Mathieson

Roll Call Vote:

Thomas Donegan:
Christopher Mathieson:
Rob Anderson:
Christopher Andrews:
Kevin Mooney:
5/0/0 Motion passed.

Minutes transcribed by: Elizabeth Paine