

FINANCE COMMITTEE
PUBLIC MEETING
Judge Welsh Room, Town Hall
Provincetown MA

FRIDAY, MARCH 2, 2018

Members Present: Mark Hatch (MH), Chairman; Scott Valentino (SV), Vice Chair; Duane Steele (DS); Kathleen Goodwin (KG).

Absent: Mark Bjorstrom; Mark Del Franco; Stan Sirkorski.

Others Present: David Panagore (DP), Town Manager; David Gardner (DG), Assistant Town Manager; Josee Young (JY), Finance Director – conference call; Mary-Jo Avellar (MJA), Town Moderator; Jody O’Neil, Recording Secretary.

MH opened the meeting at 9:41am.

1. FINAL VOTES ON FINANCE COMMITTEE ARTICLES TO APPEAR ON WARRANT (VOTES MAY BE TAKEN):

- a) **Article OPEN. Residential Exemption Increase**, To see if the Town will vote a non-binding resolution to direct the Board of Selectmen to raise the residential exemption from 20% to 23 %; or to take any other action relative thereto.

JY referenced the maximum at 35%. said the idea was to move the percentage up incrementally. MH said that 23% is pretty much an off-set; will keep taxes level for full-time residents; that while he advocated for more, he was okay with this because he had been persuaded that not going to the well for a larger amount works best.

SV made a motion to place the Article detailing the Residential Exemption Increase as written onto the Warrant for Town Meeting. KG seconded the motion and it passed, 4-0-0. SV, KG, MH, DS.

- b) **Article OPEN. Developmental Consultant**, To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds \$75,000 to be used to hire a development consultant to assist with financing, cost estimating, site planning, other related actions and development options up to and including entering into one or more development agreements for housing on the Town-owned property located at 3 Jerome Smith Road and the property at 26 Shank Painter Road for housing and/or Commercial space; or to take any other action relative hereto.

MH spoke of finding someone who could put forth proposals that work and developers to bid on the properties to maximize their usefulness.

DS asked why someone needed to be hired to do that?

DP responded that he probably had the most experience of any staff member doing real estate deals and that generally he’s never had them

done without someone running the numbers and offering expert advice, site design and lay-out; that Town needs to secure the smartest deal it can get on a project in the \$10 million range; recommends securing someone with particular over general experience; cited a need for Town to attract developers to a remote location where costs are high, market is tough and that Town seeks to be doing a lot of below-market-rate housing, whether community or affordable; stated the need to find that formula to get 200k per building in order to be able to sell it low; that while Housing Michelle Jarureswiewz does incredible work she doesn't do real estate deals.

DP said he felt some money was left on the table in the Grace Gouviea building real estate deal and Town needed to be smarter in figuring out a project that works with this situation; referenced using Mass Housing in partnership, as was done with Provincetown Landing, but that they only do affordable housing; stressed the need for a cost analysis to attract interested parties in a project that is small in scope

MH said he agreed with DP in that the tough part is attracting developers where the end result is not 400k condos; that an arrangement where 50% or more of the units are market-rate is a not necessarily a good deal; said, in direct address to the public, that there is probably no money for this. DP said there's some, but it's limited; that the Town staff is stretched and the hire would be a worthwhile use of funds for a long-term end result.

SV made a motion to place the Article detailing the *Development Consultant* as written onto the Warrant for Town Meeting. KG seconded the motion and it passed, 4-0-0. SV, KG, MH, DS.

c) *Article OPEN. General Bylaw Amendment: Anti-Discrimination Policy.*

(Deletions shown in strike-through and new text shown as underlines)
To see if the Town will vote to amend the Provincetown General Bylaws by amending §6-4-7, as set forth below: [COPY PER AGENDA].

MH, said given the times we're in, that the intent is, to bring the vendors into the same compliance as the Town; that Town shouldn't be spending money on those businesses which don't express our values; language done by Town Council was modeled after another city which sought the same end and is purposefully a bit on the loose side so as to be not too prescriptive; envisioned this information might be included in vendor packets as a document to be signed when entering into agreement.

DP said he remained a little anxious because he didn't have the full scope of the contract, but has the assurance of Town Council John Giorgio and will be watchful in how it plays out so that our small size doesn't put us at an advantage.

KG made a motion to place the Article detailing the *General Bylaw Amendment: Anti-Discrimination Policy* as written onto the Warrant for Town Meeting. SV seconded the motion and it passed, 4-0-0. KG, SV, MH, DS.

2. MINUTES APPROVAL

MH said he hadn't brought them but would for vote at the March 20th meeting.

3. ANY OTHER BUSINESS THAT MAY LEGALLY COME BEFORE THE COMMITTEE

MH previewed the upcoming public CIP hearing; said he'd meet with JY on the particulars of his letter to the public for Town Meeting and then submit to the FINCOM board for it's editorial consideration, prior to his tip to France.

MH adjourned the meeting at 9:54pm.

Respectfully Submitted,
Jody O'Neil