



Provincetown Public Pier Corporation

Minutes

The Provincetown Public Pier Corporation Work Session of Monday, March 8, 2021, at 3:00pm via Teleconference.

Members Present: Chair; Scott Fraser (SF); Herbie Hintze (HH); Jamie Staniscia (JS).

Absent: Carlos Verde (CV).

Other Attendees: Doug Boulanger (DB), Pier Manager; Jamie Demetriou (JD), Office Manager.

Members from the Public: Susan Avellar, Harbor Committee Liaison (SA).

SF gaveled the session in at 3:11pm.

SF read the policy for Virtual Meetings in Provincetown Under the Executive Order Suspending Certain Provisions of the Open Meeting Law, signed March 12, 2020 by the Governor.

Agenda (Discussion may ensue, votes may be taken)

Discussion review & prep for Select Board Meeting

SF: PPPC plans to meet with the Select Board in the coming week.

DB: Select Board asking PPPC to come in front of the Board, specifically regarding rent.

So, 1) Do we want to go in front of the Select Board and request a rent waiver for this year?

And 2) How the PPPC plans to do this?

SF: Referencing his document distributed prior to this meeting to the PPPC Board:

1) Is this good policy (to raise the fees)?

2) Under the current (pandemic) environment, is it the right time to implement this? If not, what sort of postponement would be done?

HH: I object totally to SF's letter. It is insulting to the Board, the Fisherman, and I would not even come close to okaying that to go out. All we have to do is have Doug go in front of the Board and state that we would go in front of the Board and postpone the fee increases if the Select Board would waive our rent this year. There is no need to present a six-page

document; let's not belabor to the point. I also object strongly to the proposal of case-by-case review by the Pier Corp of financially-troubled tenants.

JS: I'm in favor of the proposed rent increases and we really need to follow through with this. I wish, prior to going in front of the Board, that we could communicate a few questions to them beforehand. Specifically, questions around how the rent waiver / subsidy monies would be allocated, for example.

3) If implemented, how would we mitigate the impact of the fee increases?

SF: We could send the bills out later in the year and/or bill them over an extended period of time. We could also mitigate the impact by small "loans" to tenants.

JS: I think the tenants already have a certain period of time to pay their bills. I'm not sure if splitting up the bills makes that much of a difference. I lean towards following through on the actions we've already taken. If people are unable to pay their bills immediately, then that's okay since they aren't required to do so immediately. While we have the momentum, we should follow through and resolve this issue.

HH: The problem with splitting the bill is that I don't know how we are going to find out in September the tenants' financial situations. I'm not on the PPPC Board to look into people's bank accounts, and it seems to me that that is SF's route to go with settling bills. That, to me, is completely off the record and in no way should it be going on. We should go to the Select Board and tell them what is going on. Since part of their obligation is to subsidize the fishing industry, then this is a way they can do this now.

SF: To clarify, I have no interest in looking into the fishermen's bank accounts, tax returns, etc., but I also don't want to see any fisherman fail.

JS: If offering flexible terms became absolutely necessary, it is possible that we could do so, but we need to get back to what we are trying to do here with the fee increases. I'm not sure what the process would be in determining financial need.

SF: We don't need to drill down into the tenants' financial needs; we know our tenants pretty well. It would be a handshake agreement.

DB noted that, in our contracts with tenants, there is verbiage around financial hardship.

HH: We should go to the Board to clarify that the Select Board has the option to subsidize the fishing industry. This is not our responsibility. JS concurs with HH. HH: This is the easiest way to go about it. Our duty is to maintain the Pier; the Select Board's job is to subsidize the fishing industry.

JS motion for the PPPC Board to meet with the Select Board to discuss fee subsidies / waiving of Pier Corp rent to the Town; HH seconded. Passed 3-0.

Reorganization & Board of Directors elections

SF: Select Board is meeting with Pier Corp Board candidates tonight. If we are looking to round out our skills and experience on the Board, what do you think would add to our Board?

HH: This shouldn't even be part of our conversation. It's up to the Select Board, not us.

SF: I disagree; it is their decision to make, but it does affect us a great deal. I think it is appropriate for us to convey to the Board what we are looking for.

HH: I have never been asked such questions and I don't want to be.

JS: I agree that it's not our decision to make, but we might consider the Board make-up and hope that the Select Board rounds out our makeup a little bit. I think we should have someone with a solid business background.

SF: I received an attorney from our Counsel regarding his letter mentioned in the last meeting. The document he sent to us, according to him, is not privileged, and it can be shared.

DB: People from the public have to submit a Public Records Request through the Town Clerk.

SF: Our normal July annual elections to Board members were tabled. I suggest that we have an election for Chair of the PPPC Board to fill the gap that Regina "Ginny" Binder has left.

HH: It is totally inappropriate to bring up the motion for a new Pier Corp Chair right now, as we do not have a full complement on the Board.

JS: I'm happy to have SF continue serving as the Chair until there are more members on the Board to vote on the Board Chair.

SF decided to hold on voting for a new Board Chair.

HH made motion to adjourn at 4:00pm; JS seconded. Passed 3-0.

Respectfully Yours,
T. Jason Brown