

Provincetown Year-Round Rental Housing Trust Board of Trustees
Minutes: January 11, 2017 - EXECUTIVE SESSION
Veterans Memorial Community Center, 2 Mayflower Street, Provincetown

Chairman Tom Donegan convened the open meeting at 5:30 pm noting the following members:

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

BOS Members Present : Tom Donegan, Erik Yingling, Cheryl Andrews

Staff: Town Manager David B. Panagore, Assistant Town Manager David Gardner, Finance Director Josee Cardinal Young, Community Housing Specialist Michelle Jarusiewicz

Consultant : Peter O'Connor

The Boards motioned to go into Executive Session at about 6:40 pm and voted as follows:

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 not to convene in open session thereafter;
second Chris Andrews.

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

Approved 4-0.

Erik Yingling MOVE that The Board of Selectmen 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 not to convene in open session thereafter;
second Cheryl Andrews.

Roll call vote:	Cheryl Andrews	aye
	Erik Yingling	aye
	Tom Donegan	aye

Approved 3-0.

Peter O'Connor provided a general discussion about borrowing process, bond counsel, interest rates, etc. There is no section of the code that grants tax exemption status for market rate housing, there is for affordable housing. The Town Manager explained that what that means is pay more interest.

Michelle Jarusiewicz briefly explained the difference between AAB and ADA. The AAB, Architectural Access Board, is a set of state building regulations. The ADA, Americans with Disabilities Act, are federal regulations that govern buildings, programs, and policies to provide access.

Tom Donegan MOVE that the Trustees request Peter O'Connor to investigate handicapped disabilities more with NEADA; Rob Anderson Second

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

Approved 4-0.

Members had discussion about different roles market participant vs. regulator. How to properly notify the court? Talking to KP Law.

Next meeting on 1/17. Discuss go/no go, 40B? ADA numbers? Title? Septic?

Discussion regarding next steps including modeling rent roles. If include CPA funds, CPA can cover up to 100% AMI. Other funding sources might include free cash, CPA, Trust.

Tom Donegan MOVE that The Year-Round Rental Trust Board of Trustees vote to adjourn from Executive Session; Rob Anderson Second

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

Approved 4-0.

Erik Yingling MOVE that The Board of Selectmen vote to adjourn Executive Session; Cheryl Andrews second

Roll call vote:	Cheryl Andrews	aye
	Erik Yingling	aye
	Tom Donegan	aye

Approved 3-0.

Adjourned 8:41 pm

Minutes by: Community Housing Specialist Michelle Jarusiewicz